



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:42 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ATTENDANCE:**

**PRESENT:** CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS STEVEN EVANS, BYRON GOYNES (Arrived at 5:44 p.m.), LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

**STAFF PRESENT:** MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, YANG YAO LE – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development Department, referenced the following items that were requested to be held in abeyance, tabled or withdrawn without prejudice.

Item 12 [SDR-4447]	Abeyance to 7/22/2004 Planning Commission meeting
Item 14 [SNC-4254]	Abeyance to 7/22/2004 Planning Commission meeting
Item 19 [GPA-4091]	Tabled
Item 20 [ZON-4093]	Tabled
Item 21 [VAR-4094]	Tabled
Item 22 [SDR-4095]	Tabled
Item 35 [SDR-4182]	Abeyance to 7/22/2004 Planning Commission meeting
Item 36 [ZON-4452]	Abeyance to 7/22/2004 Planning Commission meeting
Item 37 [SDR-4455]	Abeyance to 7/22/2004 Planning Commission meeting
Item 38 [ZON-4459]	Abeyance to 7/22/2004 Planning Commission meeting
Item 39 [VAR-4462]	Abeyance to 7/22/2004 Planning Commission meeting
Item 40 [SDR-4461]	Abeyance to 7/22/2004 Planning Commission meeting
Item 51 [SUP-4439]	Abeyance to 7/22/2004 Planning Commission meeting

MR. CLAPSADDLE stated that Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095] are regarding the property on Horse Drive and Jones Boulevard. The applicant has requested that these items be held until July 22, 2004. Staff is concerned, as this is the third abeyance request. In addition, there were initially 88 lots but this number has now been reduced to 71. Recently, a neighborhood meeting took place and it was decided that the number of lots would be reduced again. And now, the applicant desires to have another neighborhood meeting.

MR. CLAPSADDLE pointed out that the Staff report does not change; even if the number of lots are revised, it would still reference the initial 88 lots. Staff felt that there is merit to table or strike this item as it would be a means for a new application that will include Re-notification. Previous notification has only referenced 88 lots. Staff would like the opportunity to discuss

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with the applicant the issue of the third abeyance, as well as, any other options besides holding the item for 30 days.

Regarding Item 35 [SDR-4182], staff received a revised letter from the applicant today indicating they agree to hold this item until July 8, 2004 Planning Commission meeting.

Regarding Item 10 [SUP-4464], staff spoke with the applicant today. There are some revised conditions relating to the type of wall along Rancho, screening, required area for outside storage, and what items will be stored. The Code does not define clearly of what types of equipment are allowed on a site that is zoned for C2. Ahern has submitted a letter with a list of all the items that will be stored on this property. Staff requested the condition reference this particular list rather than the nebulous definition in the Code. The propane tank will be used only for onsite use, as this is a required condition. The propane tank will not be the type that can be used to fill up a barbeque grill.

Regarding Item 41 [ZON-4368], Item 42 [WVR-4371], Item 43 [VAC-4420] and Item 44 [SDR-4370], staff has spoken with representatives at both Carina Homes and Cliffs Edge. MARGO WHEELER, Planning and Development, stated with the exception of Item 42 [WVR-4371], Item 41, 43 and 44 need to be held in abeyance for 30 days based on the requirements of the Development Agreement. Item 42 [WVR-4371] is stricken. DEPUTY CITY ATTORNEY BRYAN SCOTT commented that the Development Agreement requires that the Master Developer have up to 30 days, from date of receipt, to comment on any proposed developments. If a response is not made within 30 days, the application goes forward. MS. WHEELER stated that the Master Developer is in receipt of the information, so the abeyance date of July 22<sup>nd</sup> is sufficient.

Given the fact that Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095] has been abeyed approximately four to five times, COMMISSIONER EVANS expressed concern for the members of the community who attend these meetings every time to discuss these items, only to have them abeyed, which is unreasonable. MR. CLAPSADDLE replied that there was a neighborhood meeting two nights ago informing the neighbors that these items would be abeyed again. In addition, the neighbors were informed that there would be another Notice for another meeting regarding a revised Site Plan prior to appearing before the Commission again. DEPUTY CITY ATTORNEY SCOTT commented on striking the item and then having the applicant come back with the new application, which would reflect the correct number of lots. MR. CLAPSADDLE replied that the applicant would like to discuss this issue with the Commission. CHAIRMAN TRUESDELL'S concern was for the neighbors, as when items continue to be abeyed, this does wear on the neighbors. All parties involved owe it to the neighbors to be diligent on the time frames with these items.

Regarding Item 29 [MOD-4311], Item 47 [SDR-4222] and Item 55 [SDR-4454], MR. CLAPSADDLE stated that there are amended conditions. Staff has agreed with the applicant to delete Condition 3 on Item 29 [MOD-4311]. Staff feels that these revised conditions will address their concerns with the project.

DAVID GUERRA, Public Works, concurred with MR. CLAPSADDLE regarding the revised conditions on Item 10 [SUP-4464] and Item 47 [SDR-4222].

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MR. CLAPSADDLE noted that letters are on file for each of the requests, with the exception of Item 10 [SUP-4464], Item 12 [SDR-4447] and Item 14 [SNC-4254].

**MEETING ADJOURNED AT 5:50 P.M.**



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:02 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

**PRESENT:** CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

**STAFF PRESENT:** MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE

DAVID CLAPSADDLE, Planning and Development, reiterated the items that the applicants have requested for changes, abeyances, tabled, or be removed from One Motion One Vote.

MR. CLAPSADDLE reiterated the need for discussion on Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], as the applicant has requested these items be held until July 22<sup>nd</sup>. However, staff felt that there needs to be a new application and Re-notification rather than continued abeyances. CHAIRMAN TRUESDELL confirmed that the applicant was present.

ATTORNEY JOHN FIELDS, Kummer, Kaempfer, Bonner & Renshaw, appeared on behalf of the applicant, Unified Credit Trust. CHAIRMAN TRUESDELL informed him that these items have been abeyed more than three times. It has been the Commission's policy to not extend abeyances beyond three times, in all fairness to the community and the staff. ATTORNEY FIELDS replied

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that it was his belief that this is the third abeyance request. He attended the last neighborhood meeting, which occurred this past Tuesday. Over ten residents attended and the applicant informed them that their plan was to have these items abeyed.

VICE CHAIRMAN NIGRO questioned staff if the number of lots were going to be reduced significantly, then what is the threshold for Re-notification. MR. CLAPSADDLE replied that the main concern is that this application began in April, continued in May and now June. Staff felt that the items could be stricken or tabled. He also responded to CHAIRMAN TRUESDELL and stated that if the number of lots keeps changing, then at some point, the General Plan Amendment would not be needed. In addition, he responded to VICE CHAIRMAN NIGRO that if the item was stricken, the applicant would have to go through the normal process of filing a new application. However, staff would not require a pre-application conference, as they are very familiar with the project. In addition, the appropriate date to hold the item in abeyance would be until the second meeting in August, closer to 60 days.

ATTORNEY FIELDS commented that if the Commission is inclined to strike this item, they prefer that the item be discussed today and trailed for a later date. CHAIRMAN TRUESDELL responded that this would be a problem, as the applicant had already indicated to the neighbors not to attend because the request was going to be to hold the item in abeyance.

DEPUTY CITY ATTORNEY BRYAN SCOTT pointed out to VICE CHAIRMAN NIGRO that Legislation passed a rule last year, which gave applicants only two abeyance unless there is good cause to apply more. As a result, the Commission can abey the item again or the item can be stricken.

ATTORNEY FIELDS then requested to trail the item.

COMMISSIONER McSWAIN stated that there are some applications that have continued abeyances, as a means to try and wear down the residents; however, she felt that there has been progress with this particular application. She suggested voting on the abeyance, then see what the applicant accomplishes within the designated timeframe.

MR. CLAPSADDLE confirmed for COMMISSIONER DAVENPORT that if the item is tabled, it would require Re-notification but not a new application. DEPUTY CITY ATTORNEY SCOTT also confirmed that with the Re-notification, it would still reference the original number of lots, 88.

COMMISSIONER EVANS reiterated the Commission's options: abey, table or strike.

**VICE CHAIRMAN NIGRO motioned to Table Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095].**

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Regarding Item 35 [SDR-4182], staff has received a revise letter from the applicant, who is requesting that this item be held to July 22<sup>nd</sup>.

Regarding Item 36 [ZON-4452] and Item 37 [SDR-4455], the applicant is requesting that these items be held to July 22<sup>nd</sup>.

Regarding Item 38 [ZON-4459], Item 39 [VAR-4462] and Item 40 [SDR-4461], they will be held in abeyance until July 22<sup>nd</sup>.

Item 41 [ZON-4368], Item 42 [WVR-4371] Item 43 [VAC-4420] and Item 44 [SDR-4370] need to be held 30 days in order to pursue the Cliff's Edge procedures outlined in the Development Agreement.

Item 51 [SUP-4439] needs to be held until July 22<sup>nd</sup> in order to get the applicant's signature.

MR. CLAPSADDLE noted that letters are on file for each of the requests, with the exception of Item 41 [ZON-4368], Item 42 [WVR-4371] Item 43 [VAC-4420] and Item 44 [SDR-4370].

Regarding Item 41 [ZON-4368], Item 42 [WVR-4371] Item 43 [VAC-4420] and Item 44 [SDR-4370], CHAIRMAN TRUESDELL confirmed that the applicant was in attendance. REBECCA RALSTON, Chris ? Wright Engineers, both appeared on behalf of the applicant. They agreed that Item 42 [WVR-4371] would be stricken and Item 41 [ZON-4368], Item 43 [VAC-4420] and Item 44 [SDR-4370] would be held in abeyance until July 22<sup>nd</sup>.

**VICE CHAIRMAN NIGRO motioned to bring forward the abeyance/withdrawal items, including Item 41 [ZON-4368], Item 42 [WVR-4371] Item 43 [VAC-4420] and Item 44 [SDR-4370] as read into the record for approval.**

(6:02)



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

**SUBJECT:**

Approval of the minutes of the May 27, 2004, Planning Commission Meeting

**MOTION:**

**NIGRO- APPROVED - UNANIMOUS**

**MINUTES:**

There was no discussion.

(6:04)

**1-45**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

**CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.**

**ACTIONS:**

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

**CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.**

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.





**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

**CHAIRMAN TRUESDELL noted the Rules of Conduct.**

**PLANNING COMMISSION MEETING RULES OF CONDUCT.**

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR: M. MARGO WHEELER** ☒ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**TENTATIVE MAP - TMP-4389 - RANCHO/SAHARA OFFICE PARK - APPLICANT: THE KEITH COMPANIES - OWNER: SAHARA RANCHO OFFICE CTR, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 15.81 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), R-3 (Medium Density Residential) and P-R (Professional Office and Parking) Zones under Resolution of Intent to C-1 (Limited Commercial) and C-1 (Limited Commercial), Ward 1 (Moncrief).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**DAVENPORT – APPROVED Consent Item 1 [TMP-4389] – UNANIMOUS with EVANS abstaining as his office is located in the Rancho/Sahara Office Park**

**This is Final Action**

NOTE: Commissioner McSwain pointed out that in the past, she has abstained on items relating to Cliff's Edge due to her company being named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 1 - TMP-4389

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated it is a one lot commercial subdivision, which allows cross access and parking. The application meets the standards of the Code.

CURTIS HORTON, Keith Companies, 444 E. Warm Springs Road, appeared on behalf of the applicant. The Tentative Map was originally submitted with the Site Development Review, which was denied by City Council. Thereafter, the Tentative Map was revised back to the existing conditions that fall within the Site. Now, the site is properly zoned, and the applicant requested to do the commercial subdivision on this site. CHAIRMAN TRUESDELL confirmed that the initial Tentative Map was a four-lot parcel map with different zonings, but the parcels have now been combined into one zone and one map. In addition, MR. HORTON stated there are no improvements to be done with the Tentative Map; what apply is the existing conditions.

(6:21 – 6:24)

1-580

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-4082).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Petition of Vacation VAC-3302 shall record prior to the recordation of the Final Map for this site.
6. The City of Las Vegas does not accept Ingress/Egress areas as public easements/dedications. Show right-of-way continuous along Rancho Drive on the Final Map for this site.
7. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 1 - TMP-4389

**CONDITIONS – Continued:**

- I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
- II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
- III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
8. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a with minimum ingress/egress radii of 25-feet and a minimum throat depth of 100-feet as required by the Department of Public Works. Unless otherwise allowed by the City Traffic Engineer.
9. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits.
10. Per the intent of a commercial subdivision, this pad site must always allow for the perpetual common access between the various owners within the Rancho/Sahara Office Park Property commercial subdivision area; include such a note on the Final Map for this site.
11. Site development to comply with all applicable conditions of approval for ZON-4082, and all other subsequent site-related actions.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☒ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**TENTATIVE MAP - TMP-4431 - BEAZER AT CLIFFS EDGE POD 205 - APPLICANT: BEAZER HOLDINGS CORPORATION - OWNERS: BEAZER HOLDINGS CORPORATION AND CLIFFS EDGE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 313 LOT SINGLE FAMILY SUBDIVISION on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road (APN: 126-13-201-004, 009, 012, 019, 126-13-201-002, 003, 004, 009, 126-13-201-010, 011, 012, and 019), P-D (Planned Development) Zone, Ward 6 (Mack).**

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

4. Location Map
5. Conditions For This Application
6. Staff Report

**MOTION:**

**NIGRO – APPROVED Consent Item 2 [TMP-4431], Item 3 [TMP-4465], Item 4 [TMP-4466], Item 5 [ANX-4428], Item 6 [ANX-4437], Item 7 [ANX-4440] and Item 8 [ANX-4451] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4389] as her firm is presently under contract with Beazer Homes**

**This is Final Action**

NOTE: Commissioner McSwain stated she has previously abstained on items relating to Cliff's Edge, as her company was named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:19 – 6:20)

1-520

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 2 - TMP-4431

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezonings (ZON-1520, ZON-2184, ZON-3241 and TMP-3798), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. The Cliff's Edge Parent Final Map and a vacation for all existing right-of-way within this site shall record prior to recordation of a Final Map for this site.
6. The Special Improvement District Section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to release of the Final Map for this site.
7. If not already accomplished by the Master Developer, coordinate with Clark County Department of Public Works to obtain and provide all necessary documentation required for submittal of a BLM application for the west half of Puli Road to enable improvements for the full width of this street. Provide copies of such submittal to the Right-of-Way Section of the Department of Public Works prior to the approval of any construction drawings for this site. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right of Way Section prior to approval of construction drawings or the issuance of any permits for this site, whichever may occur first.
8. If not already constructed or guaranteed by the Master Developer, construct half street improvements on Farm Road and Shaumber Road, including appropriate overpaving, and full width improvements on Puli Road adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Coordinate with the SID section of the Department of Public Works for possible reimbursement if this alternative is pursued prior to the approval of construction drawings for this site.

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Planning and Development Department  
Item 2 - TMP-4431

**CONDITIONS – Continued:**

9. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements in the Puli Road, Shaumber Road and Farm Road public rights-of-way adjacent to this site.
10. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Puli Road, Shaumber Road and Farm Road adjacent to this site concurrent with development of this site.
11. Include the following paragraph at the end of the Owner's Certificate within the Final Map to read, "Minimum 5 foot wide pedestrian walkway easements are hereby granted overlying all sidewalks located in common areas abutting public streets, where such sidewalks are not located within existing public right of way".
12. Extend public sewer in Farm Road to the west edge of this site at a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
13. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way

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Planning and Development Department  
Item 2 - TMP-4431

**CONDITIONS – Continued:**

16. Private streets must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
19. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.
20. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☒ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**TENTATIVE MAP - CONSENT - TMP-4465 - WINDMORE @ CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 286 LOT SINGLE FAMILY SUBDIVISION on 40.84 acres adjacent to the north side of Dorrell Lane, between Puli Road and Shaumber Road (APN: 126-24-101-002, 003, 004, 008, 019 and a portion of 020), PD (Planned Development) Zone, Ward 6 (Mack).**

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED Consent Item 2 [TMP-4431], Item 3 [TMP-4465], Item 4 [TMP-4466], Item 5 [ANX-4428], Item 6 [ANX-4437], Item 7 [ANX-4440] and Item 8 [ANX-4451] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4389] as her firm is presently under contract with Beazer Homes**

**This is Final Action**

NOTE: Commissioner McSwain stated she has previously abstained on items relating to Cliff's Edge, as her company was named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:19 – 6:20)

**1-520**

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 3 - TMP-4465

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezonings (ZON-1520, ZON-2184, ZON-3241, and TMP-3798), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. The Cliff's Edge Parent Final Map shall record prior to recordation of a final map for this site.
6. The Special Improvement District Section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to release of Final Map for this site.
7. If not already accomplished by the Master Developer, coordinate with Clark County Department of Public Works to obtain and provide all necessary documentation required for submittal of a BLM application for the west half of Puli Road to enable improvements for the full width of this street. Provide copies of such submittal to the Right-of-Way Section of the Department of Public Works prior to the approval of any construction drawings for this site. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right of Way Section prior to approval of construction drawings or the issuance of any permits for this site, whichever may occur first.
8. If not already constructed or guaranteed by the Master Developer, construct half street improvements on Dorrell Lane and Shaumber Road, including appropriate overpaving, and full width improvements on Puli Road adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Coordinate with the SID section of the Department of Public Works for possible reimbursement if this alternative is pursued prior to the approval of construction drawings for this site.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 3 - TMP-4465

**CONDITIONS – Continued:**

9. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements in the Puli Road, Shaumber Road and Dorrell Lane public rights-of-way adjacent to this site.
10. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Puli Road, Shaumber Road and Dorrell Lane adjacent to this site concurrent with development of this site.
11. Include the following paragraph at the end of the Owner's Certificate within the Final Map to read, "Minimum 5 foot wide pedestrian walkway easements are hereby granted overlying all sidewalks located in common areas abutting public streets, where such sidewalks are not located within existing public right of way".
12. Extend public sewer in Dorrell Lane to the west edge of this site at a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
13. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 3 - TMP-4465

**CONDITIONS – Continued:**

16. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
19. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.
20. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER    ☒ **CONSENT**    ☐ **DISCUSSION**

**SUBJECT:**

**TENTATIVE MAP - CONSENT - TMP-4466 - BRIGHTON @ KENSINGTON @ CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 295 LOT SINGLE FAMILY SUBDIVISION on 53.13 acres adjacent to the northeast corner of Dorrell Lane and Shaumber Road (APN: 126-24-101-005, 006, 007, 009, 019 and a portion of 020), PD (Planned Development) Zone, Ward 6 (Mack).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED Consent Item 2 [TMP-4431], Item 3 [TMP-4465], Item 4 [TMP-4466], Item 5 [ANX-4428], Item 6 [ANX-4437], Item 7 [ANX-4440] and Item 8 [ANX-4451] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4389] as her firm is presently under contract with Beazer Homes**

**This is Final Action**

NOTE: Commissioner McSwain stated she has previously abstained on items relating to Cliff's Edge, as her company was named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:19 – 6:20)

**1-520**

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 4 - TMP-4466

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezonings (ZON-1520, ZON-2184, ZON-3241, and TMP- TMP-3798), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. The Cliff's Edge Parent Final Map shall record prior to recordation of a final map for this site.
6. The Special Improvement District Section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to release of the Final Map for this site.
7. If not already constructed or guaranteed by the Master Developer, construct half street improvements on Shaumber Road and Dorrell Lane, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Coordinate with the SID section of the Department of Public Works for possible reimbursement if this alternative is pursued prior to the approval of construction drawings for this site.
8. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements in the Shaumber Road and Dorrell Lane public rights-of-way adjacent to this site.
9. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Shaumber Road and Dorrell Lane adjacent to this site concurrent with development of this site.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 4 - TMP-4466

**CONDITIONS – Continued:**

10. Include the following paragraph at the end of the Owner's Certificate within the Final Map to read, "Minimum 5 foot wide pedestrian walkway easements are hereby granted overlying all sidewalks located in common areas abutting public streets, where such sidewalks are not located within existing public right of way".
11. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
12. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
15. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 4 - TMP-4466

**CONDITIONS – Continued:**

City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

18. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.
19. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☒ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**ANNEXATION - ANX-4428 - WILLIAM MILLER, ET AL ON BEHALF OF THE CITY OF LAS VEGAS** - Petition to annex property generally located on the north side of Log Cabin Way between Durango Drive and El Capitan Way, containing approximately 5.794 acres (APN: 125-05-604-048; 125-05-605-010, 012; 125-05-606-007, 009; and 125-05-607-007, 010, 011, and 012), Ward 6 (Mack).

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**NIGRO – APPROVED Consent Item 2 [TMP-4431], Item 3 [TMP-4465], Item 4 [TMP-4466], Item 5 [ANX-4428], Item 6 [ANX-4437], Item 7 [ANX-4440] and Item 8 [ANX-4451] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4389] as her firm is presently under contract with Beazer Homes**

**This item will be forwarded to City Council in Ordinance Form**

NOTE: Commissioner McSwain stated she has previously abstained on items relating to Cliff's Edge, as her company was named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:19 – 6:20)

1-520

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☒ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**ANNEXATION - ANX-4437 - LERMUSIAUX FAMILY TRUST -** Petition to annex property generally located on the north side of Farm Road, 330 feet west of Grand Canyon Drive, containing 5.0 acres (APN: 125-18-201-008), Ward 6 (Mack).

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** Consent Item 2 [TMP-4431], Item 3 [TMP-4465], Item 4 [TMP-4466], Item 5 [ANX-4428], Item 6 [ANX-4437], Item 7 [ANX-4440] and Item 8 [ANX-4451] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4389] as her firm is presently under contract with Beazer Homes

**This item will be forwarded to City Council in Ordinance Form**

NOTE: Commissioner McSwain stated she has previously abstained on items relating to Cliff's Edge, as her company was named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:19 – 6:20)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☒ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**ANNEXATION - ANX-4440 - MONA AGAMEZ** - Petition to annex property located on the north side of Regena Avenue, 170 feet east of Riley Street, containing 0.51 acres (APN: 125-29-502-013), Ward 6 (Mack).

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** Consent Item 2 [TMP-4431], Item 3 [TMP-4465], Item 4 [TMP-4466], Item 5 [ANX-4428], Item 6 [ANX-4437], Item 7 [ANX-4440] and Item 8 [ANX-4451] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4389] as her firm is presently under contract with Beazer Homes

**This item will be forwarded to City Council in Ordinance Form**

NOTE: Commissioner McSwain stated she has previously abstained on items relating to Cliff's Edge, as her company was named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:19 – 6:20)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☒ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**ANNEXATION - ANX-4451 - HUALAPAI NEVADA, LIMITED LIABILITY COMPANY** - Petition to annex property located on the southeast corner of Hualapai Way and Dorrell Lane, containing approximately 5.0 acres (APN: 125-19-201-001 and 003), Ward 6 (Mack).

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**NIGRO – APPROVED Consent Item 2 [TMP-4431], Item 3 [TMP-4465], Item 4 [TMP-4466], Item 5 [ANX-4428], Item 6 [ANX-4437], Item 7 [ANX-4440] and Item 8 [ANX-4451] subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-4389] as her firm is presently under contract with Beazer Homes**

**This item will be forwarded to City Council in Ordinance Form**

NOTE: Commissioner McSwain stated she has previously abstained on items relating to Cliff's Edge, as her company was named on a Southwest Gas contract. Southwest Gas has now given the contract to a company they own, so she will be able to vote on relative items. Commissioner Davenport requested Item 1 [TMP-4389] be pulled so a discussion could take place.

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:19 – 6:20)

1-520

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4443 - SPECIAL USE PERMIT - APPLICANT: JAMES AND LAURA VESLI - OWNER DUCKS LAKE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A 3,000 SQUARE FOOT RESTAURANT WITH SERVICE BAR at 2400 South Jones Boulevard, Suites 12 and 13 (APN: 163-01-401-011), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).**

**IF APPROVED: C.C.: 07/21/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions on Item 9 [SUP-4443], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472] – UNANIMOUS**

**To be heard by the City Council on 7/21/2004**

**MINUTES:**

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 9 – SUP-4443

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472]

COMMISSIONER McSWAIN requested Item 8 [SUP-4351] be pulled from the One Motion/One Vote for discussion purposes. In addition, she stated she will be abstaining on Item 13 [MSP-4388], as her company has worked and bidden work for Cal Development who is involved in this application.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 10 [MSP-4380] be removed from One Motion/One Vote so a discussion could take place regarding revising signage standards.

CHAIRMAN TRUESDELL reiterated that Item 12 [SDR-4447] and Item 14 [SNC-4254] have been abeyed until July 22, 2004.

MR. CLAPSADDLE stated that a letter is on file on all the items the applicant has agreed to the conditions as stated.

Due to comments made by ANABEL NAVARRO FLORES, CHAIRMAN TRUESDELL requested Item 11 [SDR-4453] be pulled from the One Motion/One Vote so a discussion could take place.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472].

(6:24 – 6:28)

**1-678**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04 for the Restaurant with Service Bar use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4464 - APPLICANT: AHERN RENTALS - OWNER: MKP MANAGEMENT COMPANY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RENTAL STORE WITH OUTSIDE STORAGE at 4655 North Rancho Drive (APN: 138-02-101-009), C-2 (General Commercial), Ward 6 (Mack).**

**IF APPROVED: C.C.: 07/21/04**

**IF DENIED: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** subject to conditions and amending the following conditions:

1. *The applicant shall submit the screening material to Planning and Development Department for review prior to the issuance of a Certificate of Occupancy.*
2. *The outside storage area shall be limited to a maximum of 5,000 square feet of the total site area as depicted on the Site Plan.*
3. *Rental items shall be limited to those identified on the list submitted by the applicant dated June 24, 2004. The storage or rental of any type of heavy or large equipment shall be prohibited.*

and adding the following conditions:

- *Site is within FEMA flood zone AE. Meet with Flood Control to determine impacts of the proposed site within the Flood Zone. Flood Control may determine that a drainage study is required based upon detailed site information. Modifications to the existing on-site improvements will require a drainage study. If a drainage study is required, it*

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 10 – SUP-4464

**MOTION – Continued:**

*must be approved prior to any permits being issued. Provide and improve all drainage ways as recommended.*

- *The propane tank depicted on the Site Plan shall be limited to on site use only.*
- UNANIMOUS with McSWAIN abstaining as Ahern is one of her company's vendors

**To be heard by the City Council on 7/21/2004**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, confirmed that a representative for this item was not present. CHAIRMAN TRUESDELL suggested to trail the item and see if a representative would appear later during the meeting. MR. CLAPSADDLE concurred and also noted that staff spoke with the applicant today and was under the impression that a representative would attend this meeting.

DAVID CLAPSADDLE, Planning and Development, stated that staff would like to make some changes to the conditions regarding the screening material and the outdoor storage area. Staff would like the applicant to submit to Planning and Development the type of decorative fence they would use prior to a Certificate of Occupancy. The Site Plan reflects the outdoor storage area to be approximately 4,500 – 5,000 square feet. Staff would like to specify this in the Site Plan. Condition 3 is in regards to limiting the items on the site in accordance with the Code. This definition is nebulous in regards to what is allowed. The applicant has provided a list of items that they will store on this site. Staff would like this list to be included in the Conditions, for the record. The applicant has agreed that the propane tank will be used only for on site purposes. Staff felt that with these amended conditions, the application is acceptable.

BRUCE BILYEU, 1611 W. Bonanza, appeared on behalf of the applicant. He stated that more equipment would be stored in the rear as it is returned from rentals, and it is kept behind the existing perimeter block wall. The applicant is requesting an allowance of 10,000 square feet of storage display area instead of 5,000 square feet. In addition, he added, for the record, that there is an above ground fuel storage tank, which is used to fill up their equipment. MR. BILYEU clarified for CHAIRMAN TRUESDELL that the applicant has complied with the Fire Department and Zoning departments regulations for set backs, relative to the distance of the above ground fuel storage tank to the rear block wall. CHAIRMAN TRUESDELL pointed out the adjacent property is zoned for R3, and he wanted to make sure that an undue hazard is not being created. MR. CLAPSADDLE suggested staff could have the Fire Department look into



PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 10 – SUP-4464

**MINUTES – Continued:**

this. MR. BILYEU concurred and assured the Commission the applicant is willing to meet the Fire Department's regulations on the set backs. DAVID GUERRA, Public Works, requested that one condition be added, as this proposed site is in a flood zone. MR. GUERRA read the condition into record. He verified for MR. BILYEU that a flood study is required and gave an example. Should the applicant alter anything or make permanent improvements, such as a wrought iron fence, the fence could retain trash or debris from a flood, which could cause floodwaters to back up.

MR. BILYEU confirmed for CHAIRMAN TRUESDELL that the improvements are in existence already. VICE CHAIRMAN NIGRO confirmed with MR. BILYEU that the applicant is in agreement with the Public Works condition.

In response to MR. BILYEU'S request for 10,000 square feet of display, MR. CLAPSADDLE explained to COMMISSIONER STEINMAN that staff believed the rental space area was going to be the area that says "outdoor display area" because this area is oriented up to the street. In addition, the stored materials would be in the rear and not for public rental. CHAIRMAN TRUESDELL commented that if the storage display area were left at 5,000 square feet, it would not prohibit the applicant from storing in the back area behind the block wall. COMMISSIONER STEINMAN'S concern is that the storage display area is a large area, whereby it can lead to a cluttered area. MR. BILYEU responded that the area is somewhat screened from view with the fencing. He also stated that the applicant prefers to have the storage display area around the perimeter but this area was the only space to display equipment. He stated to COMMISSIONER STEINMAN that the applicant and staff are working on the type of fencing that will be used. CHAIRMAN TRUESDELL commented that if it becomes clustered, then he preferred that it is away from the street rather than up on the street.

VICE CHAIRMAN NIGRO stated since the fencing along the front of the property line would provide some screening, he would support this application.

COMMISSIONER STEINMAN commented that the building was a beautiful structure and to allow the applicant 10,000 square feet of display storage space in the front would cause clutter. MR. CLAPSADDLE replied that the area that is cross hatched is approximately 4,900 square feet, and this area is between the structure and Rancho Drive. The applicant was short a few parking spaces but is willing to rectify this, as is stated in the Conditions. DEPUTY CITY ATTORNEY BRYAN SCOTT responded to COMMISSIONER STEINMAN'S concern with the excessive display storage area and stated that the Commission could limit the front storage area up to 5,000 square feet and the remaining 5,000 square feet would be at the rear of the property. The cross hatched section is only 4,900 square feet; if the Condition is amended to

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 10 – SUP-4464

**MINUTES – Continued:**

10,000 square feet, then it would be in excess of the hatched area. MR. CLAPSADDLE clarified for the Commission and DEPUTY CITY ATTORNEY SCOTT that the applicant is desiring to store additional equipment to the rear of the building. So the outdoor storage area would be limited to where it is crosshatched on the Site Plan. However, the applicant could keep additional equipment storage at the rear behind the block wall. MR. CLAPSADDLE responded to MARGO WHEELER, Planning and Development, by stating the reason why staff wanted some square foot limitation in Condition 2 was to avoid a cluttered area of rental equipment that could become an eyesore.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:28– 6:29/7:40– 8:00)

**1-870/2-270**

**CONDITIONS:**

Planning and Development

1. All outside storage shall be properly screened from view of Rancho Drive and the adjacent properties as required by Title 19.04.040.
2. The outside storage area shall be limited to a maximum of 5 percent (3,000 square feet) of the total site area.
3. Rental items shall be limited to those identified in the definition of a Rental Store provided in Title 19.20. The storage or rental of any type of heavy or large equipment shall be prohibited.
4. The applicant shall submit a revised site plan showing a total of 32 parking spaces, 2 of which are handicap accessible, prior to the approval of a business license by the Planning and Development Department
5. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4453 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A COMMUNITY PARK SWIMMING POOL on 69.11 acres at the southwest corner of Pecos Road and Washington Avenue (APN: 139-25-701-002), C-V (Civic) Zone, Ward 3 (Reese).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he has a current project with Westar Architects, who are the architects on this project**

**This is Final Action**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated that this application is a request to relocate an existing pool on Stewart to a location in Freedom Park. The project is consistent with the Civic Zone and the Parks Recreation Designation and Land Use Plan in the area. Staff recommends approval.

ANABEL NAVARRO FLORES stated she lives around the park. She stated her concerns regarding the swimming pool. She questioned if the pool is an indoor pool; would there be 24

PLANNING COMMISSION MEETING OF JUNE 10, 2004  
Planning and Development Department  
Item 11 – SDR-4453

**MINUTES – Continued:**

hour security, as Pecos and Washington are very busy streets; and what cost is involved to maintain this pool. She presented photos to the Commission, which depicted some of the current conditions at Freedom Park. There is a drain pond that has needed service for the past several months. A sprinkler does not function and is now cracked. The sprinklers come on at noon, but they should not come on between 11 a.m. to 7 p.m. The trashcan is overflowing.

DEPUTY CITY ATTORNEY BRYAN SCOTT stated these issues should be addressed with the Parks Department, as the discussion today is for a Site Development Plan Review for a pool. CHAIRMAN TRUESDELL replied that some of these items may be germane to what the view of the park is.

MS. FLORES continued by saying she opposed the project, as it will be a waste of taxpayer's money. Eventually, the pool will not get the proper attention and will be forgotten. Some of the individuals who utilize Freedom Park have no respect for the park.

CHAIRMAN TRUESDELL injected that these particular issues need to be voiced during the Citizens Participation portion of the meeting. He explained to MS. FLORES that the Site Development Plan Review dealt with any issues relative to the design of the pool. CHAIRMAN TRUESDELL recommended that staff speak with MS. FLORES to address her concerns with some of the existing conditions at Freedom Park. COMMISSIONER EVANS confirmed that MS. FLORES opposed the proposed pool.

DICK DANIELSON, Architect, Public Works Department, and MICHAEL CARENTE, West Star Architects, showed the proposed Site Plan on the overhead. MR. DANIELSON stated that there is an ongoing Master Plan proposed for the total project at Freedom Park. The applicant is requesting that the pool be located on the northeast corner. It would be a pool and bath house, which is required by Leisure Services to service the area for recreation needs. Their task was to provide program, budget and guidance to the architect who provided the design. Using the overhead, MR. DANIELSON pointed out various amenities on this proposed site, such as six additional handicap stalls, bathhouse, separate maintenance and pump house area, covered rest areas and concession area. There is a controlled entrance to and from the pool and parking area.

MR. CLAPSADDLE confirmed for COMMISSIONER McSWAIN that there is a Master Development Plan for Freedom Park, which includes this pool. COMMISSIONER McSWAIN'S concern was whether or not an overall Master Development Plan could take place and no consideration was taken on the existing problems within the scope of the project, such as the pond which is an eyesore. MARGO WHEELER, Planning and Development, replied that

PLANNING COMMISSION MEETING OF JUNE 10, 2004  
Planning and Development Department  
Item 11 – SDR-4453

**MINUTES – Continued:**

staff will obtain contact information for MS. FLORES and then contact Maintenance Division to discuss with MS. FLORES the concerns she has regarding Freedom Park. COMMISSIONER McSWAIN expressed her appreciation for MS. FLORES coming forward with these concerns. She questioned why the pool is being proposed there are existing concerns that have not been resolved. MS. WHEELER replied that answers could be provided once staff has had the opportunity to work with the appropriate departments and MS. FLORES to resolve those issues. MR. DANIELSON stated that the pool and recreation need was a priority by both Council and Leisure Services Department. This, again, is part of the Master Development Plan. COMMISSIONER EVANS was pleased to see that monies are being spent on older areas, particularly in this ward, as it is a much needed amenity.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:30– 6:40)

**1-875**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Any chain-link fencing shall be replaced with “no climb” fencing.
4. A permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

Public Works

5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
6. An update to the previously approved Drainage Plan and Technical Drainage Study or other information acceptable to the Department of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4447 - APPLICANT: SHEA COMMERCIAL - OWNER: AZURE SOUTH, INC. -** Request for a Site Development Plan Review FOR A 60,000 SQUARE FOOT COMMERCIAL CENTER on 10.00 acres on the south side of Azure Drive, between Tenaya Way and US-95 (APN: 125-27-113-003, 125-27-222-003, and a portion of 125-27-222-002), T-C (Town Center) Zone, Ward 6 (Mack).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the July 22, 2004 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**MASTER SIGN PLAN - PUBLIC HEARING - MSP-4388 - APPLICANT/OWNER: RANCHO AIR CENTER, INC. & SMOKE RANCH DECATUR, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan FOR AN APPROVED COMMERCIAL/INDUSTRIAL DEVELOPMENT on 47.93 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road (APN: 139-18-410-002, 003), C-M (Commercial/ Industrial) Zone, Ward 5 (Weekly).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions on Item 9 [SUP-4443], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472] – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 13 – MSP-4388

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472]

COMMISSIONER McSWAIN requested Item 8 [SUP-4351] be pulled from the One Motion/One Vote for discussion purposes. In addition, she stated she will be abstaining on Item 13 [MSP-4388], as her company has worked and bidden work for Cal Development who is involved in this application.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 10 [MSP-4380] be removed from One Motion/One Vote so a discussion could take place regarding revising signage standards.

CHAIRMAN TRUESDELL reiterated that Item 12 [SDR-4447] and Item 14 [SNC-4254] have been abeyed until July 22, 2004.

MR. CLAPSADDLE stated that a letter is on file on all the items the applicant has agreed to the conditions as stated.

CHAIRMAN TRUESDELL requested Item 11 [SDR-4453] be pulled from the One Motion/One Vote so a discussion could take place.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472].

(6:24 – 6:28)

**1-678**

**CONDITIONS:**

Planning and Development

1. Conformance to the sign illustrations and documentation as submitted in conjunction with this request.
2. Illumination of signs shall comply with Residential Protection Standards listed in Title 19.14.070.



PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 13 – MSP-4388

**CONDITIONS – Continued:**

3. The Type 2 and Type 3 signs shall have a minimum separation of 100 feet. Type 3 signs utilized at the interior of the site may be exempt from this requirement where the parcel width is less than 100 feet.
4. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

5. Site development to comply with all applicable conditions of approval for the Smoke Ranch Commercial Center (Commercial Subdivision) and all other subsequent site-related actions.
6. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

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**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**STREET NAME CHANGE - PUBLIC HEARING - SNC-4254 - APPLICANT: CLAY STRINGHAM - OWNER: BABB INVESTMENT COMPANY - Request for a Street Name Change FROM: SHILOH SCHOOL LANE TO: ISAAC NEWTON WAY, between Hualapai Way and Metro Academy Way, Ward 4 (Brown).**

**SET DATE: 07/07/2004**

**C.C.: 07/21/2004**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the July 22, 2004 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VACATION - PUBLIC HEARING - VAC-4457 - APPLICANT: WESTMARK HOMES - OWNER: LARRY AND MARY S. KEEVER** - Request for a Petition to vacate a Public Drainage Easement at 9525 Canyon Mesa Drive, Ward 2.

**SET DATE: 07/07/2004**

**C.C.: 07/21/2004**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions on Item 9 [SUP-4443], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472] – UNANIMOUS**

**To be heard by the City Council on 7/21/2004**

**MINUTES:**

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 15 – VAC-4457

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472]

COMMISSIONER McSWAIN requested Item 8 [SUP-4351] be pulled from the One Motion/One Vote for discussion purposes. In addition, she stated she will be abstaining on Item 13 [MSP-4388], as her company has worked and bidden work for Cal Development who is involved in this application.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 10 [MSP-4380] be removed from One Motion/One Vote so a discussion could take place regarding revising signage standards.

CHAIRMAN TRUESDELL reiterated that Item 12 [SDR-4447] and Item 14 [SNC-4254] have been abeyed until July 22, 2004.

MR. CLAPSADDLE stated that a letter is on file on all the items the applicant has agreed to the conditions as stated.

CHAIRMAN TRUESDELL requested Item 11 [SDR-4453] be pulled from the One Motion/One Vote so a discussion could take place.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472].

(6:24 – 6:28)

**1-678**

**CONDITIONS:**

Planning and Development

1. Alternate drainage easements in accordance with the approved Drainage Study for the Canyon Terrace subdivision shall be recorded prior to or concurrent with the recordation of the Order of Vacation.
2. Prior to the recordation of an Order of Vacation, all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 15 – VAC-4457

**CONDITIONS – Continued:**

3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VACATION - PUBLIC HEARING - VAC-4460 - APPLICANT: WESTMARK HOMES - OWNER: ALEXANDER AND PAULA SPARKUHL** - Request for a Petition to vacate a Public Drainage Easement at 9333 Canyon Mesa Drive, Ward 2.

**SET DATE: 07/07/2004**

**C.C.: 07/21/2004**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** subject to conditions on Item 9 [SUP-4443], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472] – **UNANIMOUS**

**To be heard by the City Council on 7/21/2004**

**MINUTES:**

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 16 – VAC-4460

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472]

COMMISSIONER McSWAIN requested Item 8 [SUP-4351] be pulled from the One Motion/One Vote for discussion purposes. In addition, she stated she will be abstaining on Item 13 [MSP-4388], as her company has worked and bidden work for Cal Development who is involved in this application.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 10 [MSP-4380] be removed from One Motion/One Vote so a discussion could take place regarding revising signage standards.

CHAIRMAN TRUESDELL reiterated that Item 12 [SDR-4447] and Item 14 [SNC-4254] have been abeyed until July 22, 2004.

MR. CLAPSADDLE stated that a letter is on file on all the items the applicant has agreed to the conditions as stated.

CHAIRMAN TRUESDELL requested Item 11 [SDR-4453] be pulled from the One Motion/One Vote so a discussion could take place.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472].

(6:24 – 6:28)

**1-678**

**CONDITIONS:**

1. Alternate drainage easements in accordance with the approved Drainage Study for the Canyon Terrace subdivision shall be recorded prior to or concurrent with the recordation of the Order of Vacation.
2. Prior to the recordation of an Order of Vacation, all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 16 – VAC-4460

**CONDITIONS – Continued:**

3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VACATION - PUBLIC HEARING - VAC-4463 - APPLICANT: WESTMARK HOMES - OWNER: MARTIN AND SIV ADAMS** - Request for a Petition to vacate a Public Drainage Easement at 9421 Canyon Mesa Drive, Ward 2.

**SET DATE: 07/07/2004**

**C.C.: 07/21/2004**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions on Item 9 [SUP-4443], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472] – UNANIMOUS**

**To be heard by the City Council on 7/21/2004**

**MINUTES:**

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 17 – VAC-4463

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472]

COMMISSIONER McSWAIN requested Item 8 [SUP-4351] be pulled from the One Motion/One Vote for discussion purposes. In addition, she stated she will be abstaining on Item 13 [MSP-4388], as her company has worked and bidden work for Cal Development who is involved in this application.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 10 [MSP-4380] be removed from One Motion/One Vote so a discussion could take place regarding revising signage standards.

CHAIRMAN TRUESDELL reiterated that Item 12 [SDR-4447] and Item 14 [SNC-4254] have been abeyed until July 22, 2004.

MR. CLAPSADDLE stated that a letter is on file on all the items the applicant has agreed to the conditions as stated.

CHAIRMAN TRUESDELL requested Item 11 [SDR-4453] be pulled from the One Motion/One Vote so a discussion could take place.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472].

(6:24 – 6:28)

**1-678**

**CONDITIONS:**

Planning and Development

1. Alternate drainage easements in accordance with the approved Drainage Study for the Canyon Terrace subdivision shall be recorded prior to or concurrent with the recordation of the Order of Vacation.
2. Prior to the recordation of an Order of Vacation, all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 17 – VAC-4463

**CONDITIONS – Continued:**

3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #6 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VACATION - PUBLIC HEARING - VAC-4472 - APPLICANT: WARMINGTON HOMES NEVADA - OWNER: WARMINGTON MOUNTAIN VIEW ASSOCIATION -**  
Request for a Petition to vacate the south 10 feet of an existing BLM Grant of Easement generally located south of Alexander Road, east of Vegas Vista Trail, Ward 4 (Brown).

**SET DATE: 07/07/2004**

**C.C.: 07/21/2004**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** subject to conditions on Item 9 [SUP-4443], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472] –  
**UNANIMOUS**

**To be heard by the City Council on 7/21/2004**

**MINUTES:**

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 18 – VAC-4472

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472]

COMMISSIONER McSWAIN requested Item 8 [SUP-4351] be pulled from the One Motion/One Vote for discussion purposes. In addition, she stated she will be abstaining on Item 13 [MSP-4388], as her company has worked and bidden work for Cal Development who is involved in this application.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 10 [MSP-4380] be removed from One Motion/One Vote so a discussion could take place regarding revising signage standards.

CHAIRMAN TRUESDELL reiterated that Item 12 [SDR-4447] and Item 14 [SNC-4254] have been abeyed until July 22, 2004.

MR. CLAPSADDLE stated that a letter is on file on all the items the applicant has agreed to the conditions as stated.

CHAIRMAN TRUESDELL requested Item 11 [SDR-4453] be pulled from the One Motion/One Vote so a discussion could take place.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-4443], Item 11 [SDR-4453], Item 13 [MSP-4388], Item 15 [VAC-4457], Item 16 [VAC-4460], Item 17 [VAC-4463] and Item 18 [VAC-4472].

(6:24 – 6:28)

**1-678**

**CONDITIONS:**

Planning and Development

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest or the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-2475 may be used to satisfy this requirement provided that it addresses the area to be vacated.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 18 – VAC-4472

**CONDITIONS – Continued:**

2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Relinquishment of Interest or the Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4091**  
**– APPLICANT/OWNER: UNIFIED CREDIT TRUST** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan of the General Plan  
**FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)** on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**7**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - REZONING RELATED TO GPA-4091 - PUBLIC HEARING - ZON-4093 – APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [D-R (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**7**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - VARIANCE RELATED TO GPA-4091 AND ZON-4093 - PUBLIC HEARING - VAR-4094 - APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Variance TO ALLOW 34,340 SQUARE FEET OF OPEN SPACE WHERE 63,363 SQUARE FEET IS REQUIRED FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre], Ward 6 (Mack).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**2**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4091, ZON-4093, AND VAR-4094 - SDR-4095 – APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Site Development Plan Review FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND FOR A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - VARIANCE - PUBLIC HEARING - VAR-4397 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER, INC. - Request for a Variance TO ALLOW 10 PARKING SPACES WHERE 19 SPACES IS THE MINIMUM REQUIRED on 0.54 acres at 4944 Vegas Drive (APN: 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 23 [VAR-4397] and Item 24 [SUP-4382].

DAVID CLAPSADDLE, Planning and Development, stated that this item was previously held in abeyance due to the applicant not being present. Staff's report has not changed; the business is converting from a childcare to an adult care facility. The Variance for parking requires 19 spaces; however, the applicant is requesting 10 spaces. Staff felt this would be adequate, as the adults are bused to the facility. The Special Use Permit is compatible with the surrounding area.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 23 – VAR-4397

**MINUTES – Continued:**

MARK SABRAW, 2756 N. Green Valley Parkway, Henderson, concurred with staff's recommendation. He also stated that CHAIRMAN TRUESDELL would be missed, as he has always been fair and equitable. MR. SABRAW clarified for COMMISSIONER DAVENPORT that the facility provides assistance for adults with psychological problems, employment, learning disabilities or physical disabilities, but it is not a rescue mission or homeless shelter. The adults are picked up and taken to the facility for a short period of time while their primary caretakers are unavailable.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 23 [VAR-4397] and Item 24 [SUP-4382].

(6:42– 6:46)

**1-1323**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit SUP-4382.
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - SPECIAL USE PERMIT RELATED TO VAR-4397 - PUBLIC HEARING – SUP-4382 - APPLICANT: SUNRISE ADULT DAY CARE, INC. - OWNER: KINDER CARE LEARNING CENTER, INC. - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER IN AN EXISTING BUILDING located at 4944 Vegas Drive (APN: 138-24-803-022), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

NOTE: See Item 23 [VAR-4397] for all related discussion.

(6:42– 6:46)

**1-1323**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Social Service Provider use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 24 – SUP-4382

**CONDITIONS – Continued:**

3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts on Vegas Drive adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3670 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), Ward 3 (Reese).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submittal at the Meeting – Handout by Sharon Tyner-Sabraw, which entailed rules and regulations, definitions, photos and diagrams of the subject site

**MOTION:**

**NIGRO – APPROVED subject to conditions – Motion carried with EVANS voting No**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 25 [GPA-3670], Item 26 [ZON-3672] and Item 27 [SDR-3958].

DAVID CLAPSADDLE, Planning and Development, stated that these applications were previously held to work with the applicant on a revised Site Plan. The Site Plan has been revised and staff's reports have been updated. Between Lilly Lane and McKnight Street, all the land use designations for the properties on this block are Low. This is the first Medium Density project that will go between Lilly Lane and McKnight Street and Harris Avenue and Poppy Lane. He pointed out several areas that were designated Medium Density Residential west and south of

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 25 – GPA-3670

**MINUTES – Continued:**

this proposed project. Staff felt that this project would not be compatible with the surrounding area. He also summarized the changes to the Site Plan. The number of units have been reduced to 40; the project now meets the residential adjacency standards to the north of this project; the parking along Lily Lane has been removed and staff felt that the applicant could meet the 65 parking spaces required. In addition, the Code requires a 15 foot set back along the side and rear of the property; however, the revised Site Plan reflects only 10. Should the Site Plan be approved as is, the applicant would be required to Renotify and request a Waiver for the set back. Although there have been a lot of improvement to the Site Plan; staff is still concerned with the Medium Density designation and the designing aspects of the Site Plan.

MR. CLAPSADDLE clarified for COMMISSIONER EVANS that staff had sufficient time to receive the Revised Site Plan, review it and update it prior to this Planning Commission meeting.

SHARON TYNER-SABRAW, 2756 N. Green Valley Parkway, Henderson, appeared on behalf of the owners of the property. She outlined, in detail, the handout given to the Commission regarding rules and regulations, definitions, photos and diagrams of the subject site. She pointed out surrounding parcels that needed maintenance. She felt this project would make a huge impact in the area.

MR. CLAPSADDLE clarified for COMMISSIONER McSWAIN that the Land Use Designation is Medium and the zoning is Residence Estates. COMMISSIONER McSWAIN stated that some communities within older areas work hard to try to preserve the real character of their neighborhoods, but she does not see this happening with this particular neighborhood. Whether or not this was a Rural Preservation Neighborhood, it is still questionable as to what is being preserved as most of the parcels are vacant properties. She would support the application.

MARK SABRAW stated they would be willing to do a Site Plan Review, as there were a few conflicts with parking and the required set back. CHAIRMAN TRUESDELL stated that the concern is with the zoning in the General Plan Amendment. MR. CLAPSADDLE informed the Commission that there is sufficient time to review before the next Council meeting to make sure the Code is met. The applicant was providing a 10-foot set back where 15 feet is required; the landscaping was short four trees; and the applicant needed to provide two additional parking spaces.

MARGO WHEELER, Planning and Development, stated that if the Commission preferred to go forward with the Site Plan, the Conditions could be revised. A requirement could be made that the Site Plan be revised to meet Code standards or obtain an approval of a Variance thereon. With this additional condition, the Planning Commission would be able to move forward and allow the applicant to make the changes as referenced by MR. CLAPSADDLE.



PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 25 – GPA-3670

**MINUTES – Continued:**

DAVID GUERRA, Public Works, confirmed for CHAIRMAN TRUESDELL that there were not any Public Works issues on this particular item.

COMMISSIONER EVANS commented that staff recommended denial on this application. Although he had not reviewed the revised Site Plan, the project sounds like it may be more palatable. His concern was the 25 units per acre, which causes the density to be excessive. MR. CLAPSADDLE responded that the applicant is now requesting to build 16 units per acre, which is a substantial change. However, staff is still concerned that this particular project would be the only Medium Density Residential on the entire block between Harris Avenue, Lilly Lane, Poppy Lane and McKnight Street. Staff confirmed for COMMISSIONER EVANS that this proposed project is not the appropriate place for Medium Density. The revised Plan is better, but it still requires R3 zoning and the Plan Amendment.

COMMISSIONER EVANS pointed out, for the record, that his voting no is not based entirely on his disapproval of the application; he simply did not have the materials available for review prior to this meeting to make an informed decision. He wished the applicant good luck.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 25 [GPA-3670], Item 26 [ZON-3672] and Item 27 [SDR-3958].

(6:46– 7:06)

**1-1462**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - REZONING RELATED TO GPA-3670 - PUBLIC HEARING - ZON-3672 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), Ward 3 (Reese).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – Motion carried with EVANS voting No**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

NOTE: See Item 25 [GPA-3670] for all related discussion.

(6:46– 7:06)

**1-1462**

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 26 – ZON-3672

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-3670) to an M (Medium Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-3958) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Effinger Lane and Lilly Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width.
5. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
6. Extend sanitary sewer past the northern boundary of this site in Effinger Lane to a location and depth acceptable to the City Engineer concurrent with development of this site.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3958 - APPLICANT: R M PROPERTY HOLDINGS - OWNER: R M PROPERTY HOLDINGS, LIMITED LIABILITY COMPANY, ET AL - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter Landscaping FOR A PROPOSED 50-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane (APN: 139-25-410-007, 042, and 043), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Reese).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions and amending the following condition:**

3. *All development shall be in conformance with the site plan, date stamped June 16, 2004, for 40 units and revised to meet parking set-back, and landscape standards or approval of a Variance thereon, except as amended by conditions herein.*

**– Motion carried with EVANS voting No**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

**NOTE:** See Item 25 [GPA-3670] for all related discussion.

(6:46– 7:06)

**1-1462**

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 27 – SDR-3958

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-3670) to an M (Medium Density Residential) land use designation and a Rezoning [ZON-3672] to a R-3 (Medium Density Residential) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect front setbacks and trash enclosure that meet Code requirements and to meet Residential Adjacency Standards of the Code. This will require that the site plan be amended move the buildings on-site to meet Residential Adjacency setbacks, or that the applicant seek and receive approval of a Variance from these requirements of the Code.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 27 – SDR-3958

**CONDITIONS – Continued:**

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Coordinate with the City Surveyor to determine if mapping is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site.
16. Parking spaces accessed from Lily Lane shall be set back a minimum of four feet from the property line to provide a minimum of 24 feet clearance for vehicle maneuvering.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3672 and all other site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - REZONING - PUBLIC HEARING - ZON-4219**  
**- APPLICANT/OWNER: HORIZON HOMES, INC.** - Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 5.23 acres adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), Ward 4 (Brown).

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**STEINMAN – APPROVED subject to conditions – Motion carried with DAVENPORT, GOYNES and EVANS voting No**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 28 [ZON-4219], Item 29 [SDR-4222], Item 30 [VAR-4590] and Item 31 [WVR-4596].

KYLE WALTON, Planning and Development, stated that the proposed R-PD2 development is compatible, in regards to density, with the other residences in the area. However, the size of the lots are significantly smaller than the adjacent parcel. In addition, no open space is provided other than what is included in a residential yard per lot. The applicant felt that the nearby park would suffice the open space requirement; however, this is contrary to Title 19 regarding open

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 28 – ZON-4219

**MINUTES – Continued:**

space provision for RPD developments. Staff felt that the hardship is self-imposed by the applicant overbuilding the site. Considering the access to the subdivision from the outside on Pioneer, it is closer to the 220 feet required by Title 18. As a result, the applicant is asking for a Waiver of the spacing distance between the intersection of the street and the entrance to their subdivision.

Because staff is recommending denial on the Site Plan Review and the Variance, the Waiver request has to be denied.

DAVID YANCY, 8395 W. Sunset Road, Suite 190, appeared on behalf of the applicant. MR. YANCY stated he attended a recent neighborhood meeting and five families were present, along with COMMISSIONER STEINMAN, COUNCILMAN BROWN'S liaison, Darcy and Doug, and one of the developers. One of the homeowners could not be present, so a letter was sent on her behalf. MR. YANCY pointed out that the residents are not opposed to development in this area; however, there are some concerns with making sure the development is consistent with the Rural Preservation Neighborhood.

MR. YANCY stated that in the first neighborhood meeting, the applicant offered Lots 3, 9 and 13 as single story homes. The residents wanted more lots as single story homes. The applicant then offered seven lots as single story homes. It was also decided that Lot 1 would be a two-story home. COMMISSIONER STEINMAN, COUNCILMAN BROWN'S office, and the residents were all notified of this change. In the end, lots 4, 5, 7, 8, 9 and 13 would be single story. The applicant felt that these particular proposed single story lots would alleviate the residents concern with intrusion of their privacy. Using the overhead, he presented photos of other developments that are R-PD5 through R-PD8, as well as, some with higher density zoning.

MR. YANCY continued by stating that the applicant is willing to place obscure glass on the windows of the two-story homes. The applicant is also willing to place an 8-foot wall along the properties that border the development, and there will not be streetlights on Tioga Way and Helena Avenue. The residents do not want access provided onto Helena Avenue. Because of the proximity of Craig, having access onto Tioga Way would require the applicant filing for another Waiver. As a result, the applicant would have two Waivers for the intersection distance, and this would not be safe as it would create traffic concerns.

Regarding the open space requirement, MR. YANCY stated that the proposed site measured approximately 2,000 feet, which is .38 miles to the park, as this does not meet the open space requirement. However, the applicant felt that the nearby 21-acre facility, Wayne Bunker Family Park, would be sufficient for the residents, and it is within walking distance.



PLANNING COMMISSION MEETING OF JUNE 24, 2004  
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Item 28 – ZON-4219

**MINUTES – Continued:**

The applicant felt that they have worked diligently with the residents to satisfy their concerns.

JO ELLEN SMITH, 4330 North Tioga Way, stated that her property would be adjacent to lots 7,8 and 9. She clarified, for the record, that the residents on Tioga Way want the streetlights and the 8-foot wall, but the residents on Helena Avenue do not want the streetlights or the 8-foot wall. MS. SMITH stated that she would support the application, provided that there are single story homes backing up to her home.

DIANE ZURKO, 7415 W. Craig Road, pointed out, on the overhead, where her property is located, which is an end unit. Due to a storm last year, three large trees were destroyed. However, the view is that of gorgeous mountains, and she prefers not to lose that view, as two-story homes would affect this view. She stated that the proposed two-story stucco Spanish style homes would not be compatible with the neighborhood. In addition, she has livestock (two pigs). Her property is an acre and she has the freedom to bring in more livestock. MS. ZURKO questioned what the applicant's plans were regarding the expensive wall that was just placed around their property. She would support single story homes on this project but strongly opposes two story homes.

ANN CASEY, 7460 West Helena Avenue, stated that the developer did not represent the residents concerns accurately. For the record, she pointed out the applicant has misinformed the residents regarding which lots would be one story versus two-story; the square footage has been changed several times; very few residents were notified when a change was made; the residents were misinformed on information from the Council's office; and she advised them she would not be able to attend a meeting but it was held anyways. MS. CASEY felt that the neighborhood was not in fill, as it is just now being developed. She referred to the Southern Nevada Refill Planning Coalition's Plan for Infill for the City of Las Vegas and stated the areas designated for Infill and Residential development.

MS. CASEY continued to state that she was informed by the Fire Department that they would not grant a Waiver for the dead end road on this project, as the Fire Code No. 27 states that no dead end road can be longer than 600 feet. The road on the proposed project is approximately 900 feet. In addition, this project does not meet the requirements for a R-PD2 development, with regards to flexibility. The residents have made suggestions and/or changes to this particular development, only to have them rejected. She felt that the property is not homogeneous, as it would split a well established neighborhood in half. The proposed project is not compatible with the rural environment. She, too, has livestock such as horses and chicken. In addition, having the proposed homes next to her property would place her in violation of the City Code. The City Code mandates that horses must be at least 50 feet away from a residence; her horses would be

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 28 – ZON-4219

**MINUTES – Continued:**

15 feet away from one of the proposed homes. Homes 15 feet away from residential homes would create a fly problem and may cause neighbor disputes. She also stated that she does not want the 8-foot wall, as it would create a prison environment as opposed to the existing rural environment they currently enjoy.

MR. YANCY gave a rebuttal and showed photos of other two-story homes that are facing into some of the residents homes, such as MS. ZURKO and MS. CASEY. He pointed out that these homes do not have obscure glass, yet the applicant is willing to install this type of glass in the proposed homes. In order to keep the aesthetics of the community and keep it compatible, the applicant felt that they could not mandate every lot a single story home. Responding to MS. ZURKO, he stated that the distance from their home to the lot number one is approximately 180 feet. For the record, he stated that, initially, the residents were informed that there was no single story plan available. The applicant is willing to provide access on the side of lot one or onto Helena Avenue. MR. YANCY also showed a zoning map with R-PD2 development that backs up to County, and he pointed out the Conditions of Approvals did not mandate any single story homes, just a set back condition.

COMMISSIONER STEINMAN concurred that he went to a neighborhood meeting on June 8<sup>th</sup>, and it was unfortunate that MS. CASEY was not in attendance. Attempts were made to work on this site, which would ultimately be developed into something. The developer decided to do six lots as single story, but COMMISSIONER STEINMAN advised the developer that seven lots should be done as single story. He also informed them that lot number six should not be single story because it did not touch MS. CASEY'S property in any way. He felt that the meeting was positive; however, after hearing MS. CASEY'S comments at this meeting, he pointed out that there are obviously mixed feelings about this proposed project. He felt that the project could work if the development consisted of only single story homes, as that would decrease the objection and alleviate the concern with the residents' views.

MR. YANCY responded that the applicant was not responsible for contacting the residents regarding the last meeting. The meeting was scheduled so she would be in attendance, but there was some miscommunication about the date.

COMMISSIONER McSWAIN stated that since everyone is not in agreement on this project, her inclination would be to go back to the rules, which the applicant has not met. The applicant wants the RPD instead of R1 but does not want to deal with the open space requirement. This is a rural area, and the applicant is trying to place something on this parcel that is not in conformance with the neighborhood. She is not inclined to support this application because of the impact the project would already have on several existing properties.

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Item 28 – ZON-4219

**MINUTES – Continued:**

COMMISSIONER DAVENPORT concurred with COMMISSIONER McSWAIN. He added that the proposed dead end street would be a nightmare for emergency vehicles with residents' vehicles parked there. He also added that he stated at the previous meeting, he would not support this application if the road is not opened up in two different areas, and it has not, so he would not support this project.

CHAIRMAN TRUESDELL stated that the residents made it clear that they did not want access off of certain streets. Based on what the Fire Department's stipulations are, the access would be desired. Although this parcel is a City island that is surrounded by County, it is an in fill parcel. These parcels need to be developed; otherwise, development will take place farther out and that would not assist with traffic. Although some residents would be impacted with some of the two-story proposed homes, he felt that this development would go a long way regarding in fill. The parcel is .2 acres and is not a lot of open space that a developer can do much with. CHAIRMAN TRUESDELL stated that he may not necessarily agree with COMMISSIONER DAVENPORT'S comment on having a through street because it would overall impact the neighbors. He is inclined to support this application.

COMMISSIONER McSWAIN commented that she would change her opinion and support this application if the applicant is willing to place single-story homes on all of the adjoining parcels, as long as there are no other issues with the neighbors. She suggested trailing the item to allow time for the applicant and the residents to come up with a solution. CHAIRMAN TRUESDELL concurred and added that the goal is not to hear the item again but to have a solution to move this item forward. COMMISSIONER EVANS concurred and added that the spirit of the RPD does not exist in this application. He reiterated COMMISSIONER McSWAIN'S point that the applicant wants the density but does not want to do what the RPD calls for.

When the item was brought back for discussion, MR. YANCY informed the Commission that an agreement could not be made between the residents and the applicant. The developers agreed to every lot that abuts the impacted properties, with the exception of lot 3, would be single story homes, which would be lots 1, 4-9 and 13. The residents were in opposition of this.

MS. CASEY responded that she suggested moving the lot line to the west, so it would not abut her property. She requested that the Commission deny the application. MR. YANCY responded that only MS. CASEY requested moving the lot line; the other residents were in favor of the proposed single story homes.

COMMISSIONER McSWAIN verified with MR. YANCY that lot 3 would not be single story.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 28 – ZON-4219

**MINUTES – Continued:**

COMMISSIONER STEINMAN was unsure of what exactly the Fire Department's standard is relative to the distance of a road and questioned the comment made about the Fire Department and what they would or would not grant as a Waiver. Although, his opinion is that the applicant should contribute to some type of equipment in the nearby park, he felt that progress has been made and would support the application.

COMMISSIONER McSWAIN verified with MARGO WHEELER, Planning and Development, that this complies with the General Plan.

MS. WHEELER verified for COMMISSIONER DAVENPORT that Condition 2 of Item 30 [VAR-4590] references a dollar figure for the open space Variance.

CHAIRMAN TRUESDELL pointed out that the applicant and the residents should continue working together to resolve their issues prior to the July 21<sup>st</sup> Council meeting.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 28 [ZON-4219], Item 29 [SDR-4222], Item 30 [VAR-4590] and Item 31 [WVR-4596].

(7:06– 7:40/8:13 – 8:24)

**1-2298/2-1831**

**CONDITIONS:**

Planning and Development

A Resolution of Intent with a two-year time limit.

A Site Development Plan Review application (SDR-4222) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

1. Dedicate a 15-foot radius on the northwest corner of Pioneer Way and Helena Avenue.
2. Construct all incomplete half-street improvements on Tioga Avenue, Pioneer Way and Helena Avenue adjacent to this site concurrent with development of this site. Required improvements on Tioga Avenue and Helena Avenue shall also be coordinated with Clark County Public Works.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 28 – ZON-4219

**CONDITIONS – Continued:**

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
5. Extend public sewer in Helena Avenue to the western edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
7. Extend public sewer in Helena Avenue to the western edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 28 – ZON-4219

**CONDITIONS – Continued:**

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4219 - PUBLIC HEARING - SDR-4222 - APPLICANT/OWNER: HORIZON HOMES, INC. - Request for a Site Development Plan Review FOR A 13-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.23 acres adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**STEINMAN – Motion for APPROVAL failed – Subsequent motion by DAVENPORT for DENIAL – Motion carried with TRUESDELL, NIGRO and STEINMAN voting NO**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

**NOTE: See Item 28 [ZON-4219] for all related discussion.**  
**(7:06– 7:40/8:13 – 8:24)**

**1-2298/2-1831**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VARIANCE RELATED TO ZON-4219 & SDR-4222 - PUBLIC HEARING - VAR-4590 - APPLICANT/OWNER: HORIZON HOMES, INC. - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 0.21 ACRES ARE REQUIRED FOR A SINGLE FAMILY DEVELOPMENT adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**STEINMAN – Motion for APPROVAL failed – Subsequent motion by DAVENPORT for DENIAL – Motion carried with TRUESDELL, NIGRO and STEINMAN voting NO**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

NOTE: See Item 28 [ZON-4219] for all related discussion.  
(7:06– 7:40/8:13 – 8:24)

**1-2298/2-1831**

**CONDITIONS:**

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**WAIVER RELATED TO ZON-4219, SDR-4222 & VAR-4590 - PUBLIC HEARING - WVR-4596 - APPLICANT/ OWNER: HORIZON HOMES, INC. - Request for a waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**STEINMAN – Motion for APPROVAL failed – Subsequent motion by DAVENPORT for DENIAL – Motion carried with TRUESDELL, NIGRO and STEINMAN voting NO**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

**NOTE: See Item 28 [ZON-4219] for all related discussion.**

**(7:06– 7:40/8:13 – 8:24)**

**1-2298/2-1831**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - REZONING - PUBLIC HEARING - ZON-4288 - APPLICANT/OWNER:**  
**WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981**  
**MARTIN FAMILY TRUST** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES)  
TO: C-1 (LIMITED COMMERCIAL) on 0.97 acres adjacent to the southeast corner of Jones  
Boulevard and Verde Way (APN: 125-36-402-011), Ward 6 (Mack).

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submittal at the Meeting – Letter (Francisco and Irene Rodriguez) supporting the proposed project

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 32 [ZON-4288], Item 33 [SUP-4289] and Item 34 [SDR-4291].

KYLE WALTON, Planning and Development, stated that the C-1 (Limited Commercial) zoning is in conformance with the SC (Service Commercial) of the General Plan; however, the site is located in a residential area that is very low density. This type of commercial use would have a detrimental effect on the area. The proposed site is not suitable for the type of intensity of the land use proposed as evidenced by the number of Waivers the applicant is requesting. The proposed RV and boat storage would be inconsistent with the overall plan, as this development would have a negative impact on the quality of life for the adjacent residential neighborhood.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 32 – ZON-4288

**MINUTES – Continued:**

The applicant is proposing 13-foot walls around the perimeter of this site; however, there is an existing wall between the proposed site and the home to the east. As a result, staff felt the 13-foot wall would be an inappropriate intrusion to the life of this existing home. The new landscaping plan now consists of 15 feet of landscaping along Jones Boulevard.

JENNIFER LAZOVICH, Attorney, 3800 Howard Hughes Parkway, used the overhead to point out other sites within the area that is vacant and some ROI and C1 zoning. The only home is to the east of the proposed site, and across Jones is a church, and to the north is vacant land. ATTORNEY LAZOVICH pointed out that this piece of property is Master Planned for Service Commercial, which consists of multiple commercial type uses. The applicant felt that this application is the least intrusive type of commercial use for this area. The RV and boat storage facility would access off of Jones Boulevard. There is an emergency crash gate on Verde Way, so there is no impact on the residential streets.

ATTORNEY LAZOVICH continued by stating that a Waiver is no longer required for landscaping, as they are now doing 15 feet of landscaping along Jones Boulevard. However, the applicant would not do any landscaping along the eastern portion of the proposed project. She stated that the applicant had spoken with the neighbor at 6099 W. Verde Way and was informed they do not oppose to the increased wall height, reduced set backs and waiver of landscaping. She pointed out that the client had communicated with this neighbor prior to submitting this application as a means to inform them and work with them to ensure they were protected.

ATTORNEY LAZOVICH also informed CHAIRMAN TRUESDELL that the proposed height of the wall is 13 feet, which includes Verde Way and Jones Boulevard.

COMMISSIONER McSWAIN initially disliked the project. Although she was appreciative of the additional landscaping; she felt that the project would look like a fortress along Jones Boulevard. She also expressed her concern regarding the height of the walls.

COMMISSIONER STEINMAN felt that a 13-foot wall would be necessary along Jones but would be appropriate on the other sides. He was in agreement with the commercial use along Jones. He suggested reducing the wall height to approximately 8-10 feet, as it would alleviate some of the fortress look.

ATTORNEY LAZOVICH responded that the reason for the 13-foot wall along Jones Boulevard because it is consistent with the wall height on the property south of this proposed site. In addition, there is an existing flood wall. Without the taller wall, the existing flood wall would

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 32 – ZON-4288

**MINUTES – Continued:**

actually reduce the applicant's proposed wall to six feet, so the goal was to compensate for the reduction. GUY MARTIN also appeared on behalf of the applicant. He stated that the 13-foot wall elevation is the elevation from the grade inside of the RV and boat storage. The actual exposed section along Jones would be approximately 8-1/2 feet. However, the neighbor at the rear would have a view of a 13-foot wall, and COMMISSIONER STEINMAN was satisfied with that. The floodwall is a split face and decorative color block.

VICE CHAIRMAN NIGRO stated that given the current zoning for this site, there could be worse uses other than RV parking that would have a greater impact to the immediate neighbor, as well as, the neighborhood. He is satisfied with the height of the wall.

COMMISSIONER McSWAIN retracted her comment regarding the height of the walls, since the wall height along Jones Boulevard would only be eight feet.

ATTORNEY LAZOVICH expressed her appreciation for CHAIRMAN TRUESDELL and the work he has done to make this Valley a better place to live in. She also stated that it has been a pleasure working with CHAIRMAN TRUESDELL and has appreciated his comments on the projects she has been involved in.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 32 [ZON-4288], Item 33 [SUP-4289] and Item 34 [SDR-4291].

(8:00– 8:12)

**2-921**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-4291) and Special Use Permit (SUP-4289) by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct half-street improvements including appropriate over-paving on Verde Way adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 32 – ZON-4288

**CONDITIONS – Continued:**

4. Remove all substandard public street improvements, if any, adjacent to this site on Jones Boulevard and replace with new improvements meeting current City Standards concurrent with on-site development activities.
5. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways as recommended in the approved drainage plan/study.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - SPECIAL USE PERMIT RELATED TO ZON-4288 - PUBLIC HEARING – SUP-4289 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST - Request for a Special Use Permit FOR A RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way (APN: 125-36-402-011), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).**

**IF APPROVED: C.C.: 07/21/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submittal at the Meeting – Letter (Francisco and Irene Rodriguez) supporting the proposed project

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

NOTE: See Item 32 [ZON-4288] for all related discussion.

(8:00– 8:12)

**2-921**

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 33 – SUP-4289

**CONDITIONS:**

Planning and Development

1. Storage of recreational vehicles and boats is not permitted within required setbacks or buffer areas.
2. Storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least eight feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least eight feet in height, except along the property line of any adjoining property that is zoned C-M or M.
3. The commercial repair of recreational vehicles, boats, trailer and other like vehicles is prohibited.
4. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4288) and Site Development Plan Review (SDR-4291).
5. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4288 AND SUP-4289 - PUBLIC HEARING - SDR-4291 - APPLICANT/OWNER: WEST EDNA ASSOCIATION, LIMITED PROFIT SHARING PLAN & THE 1981 MARTIN FAMILY TRUST - Request for a Site Development Plan Review and WAIVERS OF THE LANDSCAPING AND COMMERCIAL REQUIREMENTS FOR A RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY on 0.97 acres adjacent to the southeast corner of Jones Boulevard and Verde Way (APN: 125-36-402-011), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

NOTE: See Item 32 [ZON-4288] for all related discussion  
(8:00– 8:12)  
**2-921**

**CONDITIONS:**

Planning and Development

1. A Rezoning (ZON-4288) to a C-1 (Limited Commercial) Zoning District and a Special Use Permit (SUP-4289) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.



PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 34 – SDR-4291

**CONDITIONS – Continued:**

3. The landscape planter along Jones Boulevard shall consist of 24-inch box trees a minimum of 20 feet on center and the landscape planter along Verde Way shall consist of 24-inch box trees a minimum of 20 feet on center both with a minimum of four five-gallon and four one-gallon shrubs for each tree within the provided planters as required by the Commercial Design Standards.
4. All development shall be in conformance with the site plan and building elevations, date stamped 07/07/04, except as amended by conditions herein.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash areas shall be fully screened from the abutting streets.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

11. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits.
12. Site development to comply with all applicable conditions of approval for ZON-4288 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4182 - APPLICANT: TESA PARTNERS I - OWNER: RANCHO PINES II, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A MEDICAL OFFICE DEVELOPMENT CONSISTING OF FOUR 4,000 SQUARE FOOT SINGLE STORY BUILDINGS on 1.49 acres adjacent to the west side of Torrey Pines Drive, approximately 200 feet north of Rancho Drive (APN: 138-02-214-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the July 8, 2004 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO** – Motion to bring forward and **HOLD IN ABEYANCE** Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; **TABLE** Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and **STRIKE** Item 42 [WVR-4371] – **UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**REZONING - PUBLIC HEARING - ZON-4452 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) on 8.79 acres adjacent to the northeast corner of Jones Boulevard and Deer Springs Way (APN: 125-24-201-002), Ward 6 (Mack).

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after Final Agenda – Abeyance request letter from Attorney Paul E. Larsen

**MOTION:**

**NIGRO** – Motion to bring forward and **HOLD IN ABEYANCE** Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; **TABLE** Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and **STRIKE** Item 42 [WVR-4371] – **UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4452 - PUBLIC HEARING – SDR-4455 - APPLICANT: GARRETT, LIMITED LIABILITY COMPANY - OWNER: KEVIN GOLSHAN** - Request for a Site Development Plan Review FOR A 29 LOT SINGLE FAMILY DEVELOPMENT on 8.79 acres located adjacent to the northeast corner of Jones Boulevard and Deer Springs Way (APN: 125-24-201-002), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**REZONING - PUBLIC HEARING - ZON-4459 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), Ward 6 (Mack).

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VARIANCE RELATED TO ZON-4459 - PUBLIC HEARING - VAR-4462 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY -** Request for a Variance TO ALLOW 2.35 ACRES OF OPEN SPACE WHERE 2.44 IS REQUIRED; AND TO ALLOW A 10 FOOT WALL HEIGHT WHERE 8 FEET IS THE MAXIMUM HEIGHT ALLOWED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 47.46 acres on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4459 & VAR-4462 - PUBLIC HEARING - SDR-4461 - APPLICANT: RUTH L. BOYD & DEAN KATRIS - OWNER: BOYD FAMILY PARTNERSHIP, LIMITED PARTNERSHIP & JONES BELTWAY, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 163 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 47.46 acres located on the northeast corner of Jones Boulevard and the 215 Beltway (APN: 125-24-401-001, 002, 010, 011, and 125-24-302-014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**REZONING - PUBLIC HEARING - ZON-4368 - APPLICANT: CARINA HOMES - OWNERS: RONALD AND CAROLYN MICH'L - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), Ward 6 (Mack).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**WAIVER RELATED TO ZON-4368 - PUBLIC HEARING - WVR-4371 - APPLICANT: CARINA HOMES - OWNER: RONALD AND CAROLYN MICH'L** - Request for a Waiver of Title 18.12.110 TO ALLOW DEAD-END STREET STUBS AND TITLE 18.12.100 TO ALLOW 33-FOOT PRIVATE STREETS WHERE A MINIMUM OF 37 FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL (SINGLE-FAMILY) SUBDIVISION adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends this item be STRICKEN from the agenda.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VACATION RELATED TO ZON-4368 & WVR-4371 - VAC-4420 - APPLICANT: CARINA HOMES; OWNER: RON AND CAROLYN MICH'L, ET AL - Request for a Petition to vacate U. S. Governmddent Patent Easements and the Donald Nelson Avenue Right of Way, generally located west of Hualapai Way, north of Farm Road, Ward 6 (Mack).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4368, WVR-4371 & VAC-4420 - PUBLIC HEARING - SDR-4370 - APPLICANT: CARINA HOMES - OWNER: RONALD AND CAROLYN MICH'L - Request for a Site Development Plan Review FOR A 73-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.52 acres adjacent to the northwest corner of Farm Road and Hualapai Way (APN: 126-13-601-004, 006, 008 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; TABLE Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and STRIKE Item 42 [WVR-4371] – UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT RELATED TO VAR-4424 - PUBLIC HEARING - SUP-4423 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Special Use Permit FOR AN ELECTRIC SUB-STATION approximately 270 feet north of Elkhorn Road and 200 feet east of Fort Apache Road (a portion of APN: 125-17-401-007 and 008), T-C (Town Center) Zone, Ward 6 (Mack).

**IF APPROVED: C.C.: 07/21/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVAL subject to conditions – UNANIMOUS with McSWAIN abstaining as her company does work for Nevada Power.**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 45 [SUP-4423], Item 46 [VAR-4424] and Item 47 [SDR-4422].

KYLE WALTON, Planning and Development, stated with a Special Use Permit, substations can be harmonious with the surrounding areas. The Variance is necessary due to safety concerns. The Code requirement is a 10 foot wall; however, the applicant is requesting a 16 foot wall due to the height difference between the substation and the adjacent residential development to the east of this project. The development would be compatible with the Mixed Use of Town Center.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 45 – SUP-4423

**MINUTES – Continued:**

MICHELLE BALTZ, 6226 W. Sahara, appeared on behalf of the applicant. MS. BALTZ thanked CHAIRMAN TRUESDELL, on behalf of Nevada Power Company, for his commitment and service to the community. MS. BALTZ stated that the proposed substation will service the community in the northwest area. The project conforms with the Centennial Hills Sector General Plan, which was approved in May 1999. In addition to the substation, there would also be a fire department located south of the project and a park located west of the project.

ARTHUR FRIDAY stated he intends to purchase a property just north of the proposed site. COMMISSIONER EVANS confirmed with MR. FRIDAY that he opposed the application because it is not at least 230 feet away from a residential area. In addition, he felt that there was some deviation to the Plan and used the overhead to show the Commission where Service Commercial Use should have been north of the proposed project and not Residential Use; there should be a fire station south of the electrical substation; and an open area west of the electrical substation. He pointed out that KB Homes is currently building homes immediately to the north of the proposed substation.

CHAIRMAN TRUESDELL commented that Bureau of Land Management (BLM) owns the site, and this project has been planned for some time now. In response to MR. FRIDAY'S concern where the sign was posted, CHAIRMAN TRUESDELL responded that even though the sign was not placed exactly where the equipment would be situated, it was as close as possible to the proper notice area.

MR. FRIDAY also pointed out that a school is being proposed, which would be located across the street from the proposed project. The electric wiring on the proposed project could create an electric magnetic field and may pose a health hazard to the children.

VICE CHAIRMAN NIGRO stated to MR. FRIDAY that his objection needs to be based upon what the Code mandates and does not feel that his comments have validation. CHAIRMAN TRUESDELL added that the area is Town Center, which allows for a broad scope of mixed uses. This application is for a Special Use Permit; however, it is within the Plan.

MS. BALTZ responded that there has not been a conclusive study that electric magnetic fields are hazardous to humans or animals. She also added that this project has been in the making for some time now and is not something that was recently proposed.

DAVID GUERRA, Public Works, stated that Condition 9 and Condition 11 on Item 47 [SDR-4422] need to be amended and read the changes into record.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 45 – SUP-4423

**MINUTES – Continued:**

In response to VICE CHAIRMAN NIGRO, MS. BALTZ responded that the applicant is still working with KB Homes and Southwest Homes regarding the block wall surrounding the site and is adjacent to the residential properties. In addition, an upcoming meeting with staff and the City of Las Vegas will be held regarding this matter. VICE CHAIRMAN NIGRO stated that the preference would be to keep the area open to create some type of corridor that is usable but not a safety hazard. Should the decision be made to have the block wall, then the width may need to increase between the two walls by moving the fence on the BLM property if it does not intrude on where the equipment would be placed.

MS. BALTZ replied that she is aware that KB Homes has begun construction with their walls. Southwest Homes asked Nevada Power for extra footage where the trail would be; however, the land belongs to BLM so they do not have the control to grant this request.

CHAIRMAN TRUESDELL pointed out concern regarding the corridors between walls/fences, which could become areas for mischief. He agrees to the idea of adding more open space between the corridors, which could provide a safety mechanism for Nevada Power and the residents.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 45 [SUP-4423], Item 46 [VAR-4424] and Item 47 [SDR-4422].

(6:05– 6:19)

**1-80**

**CONDITIONS:**

Planning and Development

1. Conformance to all minimum requirements of the Town Center Development Standards and Title 19 for an Electrical Substation.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an extension of time is granted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VARIANCE - PUBLIC HEARING - VAR-4424 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Variance TO ALLOW A 16 FOOT TALL BLOCK WALL WHERE EIGHT FEET IS ALLOWED FOR A PROPOSED ELECTRIC SUB-STATION, approximately 270 feet north of Elkhorn Road and 200 feet east of Fort Apache Road (a portion of APN: 125-17-401-007 and 008), T-C (Town Center) Zone, Ward 6 (Mack).

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVAL subject to conditions – UNANIMOUS with McSWAIN abstaining as her company does work for Nevada Power.**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

NOTE: See Item 45 [SUP-4423] for all related discussion.

(6:05– 6:19)

1-80

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 46 – VAR-4424

**CONDITIONS:**

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All new property line walls shall be constructed of decorative block, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4424 AND SUP-4423 - PUBLIC HEARING - SDR-4422 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Site Development Plan Review FOR AN ELECTRIC SUB-STATION on 3.4 acres approximately 270 feet north of Elkhorn Road and 200 feet east of Fort Apache Road (a portion of APN: 125-17-401-007 and 008), T-C (Town Center) Zone, Ward 6 (Mack).

**C.C.:** 07/21/04

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVAL** subject to conditions and amending the following conditions:

9. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the *boundaries* of this site prior to construction of hard surfacing (asphalt or concrete).
  11. *Nevada Power Company shall install, at its sole cost and expense, stub out connections for public water, electric and telephone utility service to the property. Nevada Power Company further agrees to pay all of the expenses incurred for any utility service to the premises as defined in the memorandum of understanding. City is solely responsible for obtaining connections from the local utility companies for those services it deems necessary for the property excluding the premises as defined in the memorandum of understanding.*
- **UNANIMOUS** with McSWAIN abstaining as her company does work for Nevada Power.

To be heard by the City Council on 7/21/2004.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 47 – SDR-4422

**MINUTES:**

NOTE: See Item 45 [SUP-4423] for all related discussion.

(6:05– 6:19)

**1-80**

**CONDITIONS:**

Planning and Development

1. The installation of barbed wire or razor wire shall be prohibited on top of the wall as required by the Planning and Development.
2. All development shall be in conformance with the site plan, date stamped 7/21/04, and building elevations.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
5. All City Code requirements and design standards of all City departments must be satisfied.
6. The Traffic Engineer, prior to the issuance of any permits, must approve any parking and driveway plans.
7. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

Public Works

8. Construct half-street improvements including appropriate overpaving on Elkhorn Road and Fort Apache Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
10. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
10. Landscape and maintain all unimproved rights-of-way adjacent to this site.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 47 – SDR-4422

**CONDITIONS – Continued:**

11. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VARIANCE - PUBLIC HEARING - VAR-4456 - APPLICANT/OWNER: KRASSIMIR TEOFILOV AND DARINA STANEVA** - Request for a Variance TO ALLOW A ZERO SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND FOR A WAIVER OF THE REQUIRED LANDSCAPING on 0.14 acres at 3020 Contract Avenue (APN: 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese).

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**2**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 48 [VAR-4456] and Item 49 [SDR-4458].

DAVE CLAPSADDLE, Planning and Development, stated that the current use on this site was an outdoor vehicle storage yard. It will be redeveloped into a 3,000 square minor auto repair garage. The area is an established industrial area, and a lot of the surrounding buildings have not set backs. Staff felt that the proposed building will be an improvement to the area and will be compatible with surrounding development. The applicant does not meet the landscaping and parking standards; however, the landscaping is more than what is already in existence with other properties. There are some site constraints with the configuration of this lot.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 48 – VAR-4456

**MINUTES – Continued:**

Krassimer Teofilou, 1943 Golden Vista Drive, confirmed with CHAIRMAN TRUESDELL that he concurred with staff's conditions.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 48 [VAR-4456] and Item 49 [SDR-4458].

(8:58– 9:00)

**2-2812**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval Site Development Plan Review (SDR-4458).
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4456 - PUBLIC HEARING – SDR-4458 - APPLICANT/OWNER: KRASSIMIR TEOFILOV AND DARINA STANEVA - Request for a Site Development Plan Review FOR A PROPOSED 3,000 SQUARE FOOT BUILDING FOR MINOR AUTO REPAIR GARAGE on 0.14 acres at 3020 Contract Avenue (APN: 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese).**

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

NOTE: See Item 48 [VAR-4456] for all related discussion.

(8:58– 9:00)

**2-2812**

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 49 – SDR-4458

**CONDITIONS:**

Planning and Development

1. All proposed trash enclosures shall be enclosed and have a roof.
2. Approval of a Variance (VAR-4456) by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped July 21, 2004, except as amended by conditions herein.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
7. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 49 – SDR-4458

**CONDITIONS – Continued:**

12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. If security entry gates are proposed for this site they shall remain fully open during the hours of operation, the installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VARIANCE - PUBLIC HEARING - VAR-4467 - APPLICANT/OWNER: RICHARD SHEHANE** - Request for a Variance TO ALLOW AN EXISTING 3,600 SQUARE FOOT ACCESSORY STRUCTURE TO EXCEED THE SQUARE FOOTAGE OF THE 2,400 SQUARE FOOT MAIN DWELLING at 6225 Fisher Avenue (APN: 125-35-605-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

**C.C.: 07/21/04**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after Final Agenda – Request for Abeyance Letter (Attorney Paul E. Larsen)
5. Submitted at the Meeting – Signed Petition with 18 signatures supporting the proposed project

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 7/21/2004.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVE CLAPSADDLE, Planning and Development, stated that this is a horse barn that is larger than the principle dwelling. Staff researched the permit, which states that the floor area is 2,304 square feet. There is no Code Enforcement action on it; however, a building inspector may have noticed the square footage being in excess and notified the applicant.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 50 – VAR-4467

**MINUTES – Continued:**

The barn is the same height as the home, which is 15 feet. The application does not meet the standards of the Code for granting a Variance.

RICHARD SHEHANE, 6225 Fisher Avenue, stated that during the construction of this barn, there had been some confusion between the contractors and him. The porches were included in the square footage of the barn but not his home. If the porches were included in the measurement of the home, it would be the same size. He presented a signed petition from most of his neighbors that did not oppose to MR. SHEHANE having this barn. The zoning is for 10 horses, which he has on his property. Some of the horses have pink faces and need to be kept from direct sunlight.

COMMISSIONER EVANS pointed out MR. SHEHANE'S compelling argument to have his application approved, as he would support it.

COMMISSIONER McSWAIN questioned why some type of equities of scale was not in place or having a well defined Code, as she has seen barns larger than homes on horse properties. It seems unfair that MR. SHEHANE had to appear before the Commission on a situation that is acceptable. MR. CLAPSADDLE explained that the only standard in the Code is that an accessory structure cannot exceed the square footage of the principal dwelling, which is why this situation was brought before the Commission.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(9:00– 9:06)

**2-2970**

**CONDITIONS:**

Planning and Development

1. The applicant shall obtain all required permits for the accessory structure from the Department of Building and Safety.
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

3. Construct half-street improvements including appropriate transitional paving on Fisher Avenue and Maverick Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 50 – VAR-4467

**CONDITIONS – Continued:**

4. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4439 - APPLICANT: JIM MARCHESE - OWNER: ROSS REVOCABLE LIVING TRUST** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY A SEPARATION OF 800 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE at 9325 West Sahara Avenue (APN: 163-07-501-009), C-1 (Limited Commercial) Zone, Ward 2.

**IF APPROVED: C.C.: 07/21/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the July 22, 2004 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable

**MOTION:**

**NIGRO** – Motion to bring forward and **HOLD IN ABEYANCE** Item 12 [SDR-4447], Item 14 [SNC-4254], Item 35 [SDR-4182], Item 36 [ZON-4452], Item 37 [SDR-4455], Item 38 [ZON-4459], Item 39 [VAR-4462], Item 40 [SDR-4461], Item 41 [ZON-4368], Item 43 [VAC-4420], Item 44 [SDR-4370] and Item 51 [SUP-4439] to 7/22/2004 Planning Commission meeting; **TABLE** Item 19 [GPA-4091], Item 20 [ZON-4093], Item 21 [VAR-4094] and Item 22 [SDR-4095], and **STRIKE** Item 42 [WVR-4371] – **UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated that letters were received for each request.

(6:05– 6:19)

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**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4442 - APPLICANT: TIM AYALA - OWNER: MARTIN M. PADILLA** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 FEET IS REQUIRED FROM A RESIDENTIAL PROPERTY, A SEPARATION OF 700 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE AND A BUILDING SIZE OF 1,200 SQUARE FEET WHERE 1,500 SQUARE FEET IS THE MINIMUM SIZE at 701 North Eastern Avenue (APN: 139-26-811-070), C-D (Designed Commercial) Zone, Ward 5 (Weekly).

**IF APPROVED: C.C.: 07/21/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at the Meeting – Signed Petition with 18 signatures supporting the proposed project

**MOTION:**

**GOYNES – DENIAL – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVE CLAPSADDLE, Planning and Development, stated that the distance separation standards were adopted in April. This application does not conform to three of the standards. Staff felt that these new standards needed to be implemented and enforced. At some point, a review can be done to see what the impacts are long term.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 52 – SUP-4442

**MINUTES – Continued:**

TIM AYALA, 4600 Sunset Road, appeared on behalf of the applicant. MR. AYALA stated that this particular business serves most of the Hispanic community in the area, and these residents would like the convenience of cashing their checks at this location. There are individuals who also send monies to Mexico. He presented a petition with signatures from some of the residents who reside on Wilson Avenue and Delta Street who support this application.

MR. AYALA stated that the applicant is requesting approval with a one-year review.

JERRY COBB, 800 N. Eastern, President-of a neighborhood association, which is located across the street from the proposed property. MR. COBB felt that this proposed application is too intense for the area, as it is a small area. It would be more compatible on the corner of Bonanza or in one of the surrounding shopping centers. MR. COBB'S concern is with the traffic on Eastern, as it has already slowed down due to the recently installed flashing signal for the children in school. The traffic backs up from Bonanza to Wilson. He also pointed out that the applicant is not providing sufficient parking spaces; as a result, some of the existing residents would lose some of their parking. In addition, he has noticed when individuals cannot get onto Bonanza Road, they use Wilson Avenue to go around and get back onto Bonanza.

MR. COBB felt that should this application be approved, it might start a precedent, as there are approximately three other small houses in the community that may attempt to do the same.

MR. AYALA informed the Commission that the applicant is providing eleven parking spaces, which exceeds the five that are required by Code.

COMMISSIONER McSWAIN commented that she is aware the applicant has an existing business that is similar to this application but could not understand why the applicant delayed coming forward with this request. The ordinance is designed in such a way to limit a saturation problem, and she felt that this proposed project would be too close to the neighborhood. There was not a justification to waiver the standards of the Code and would not support this application. COMMISSIONER GOYNES concurred and added even if the application was approved with a one-year review, it would contradict a recent ordinance. The project would be too intense and could escalate to other types of businesses, such as check cashing. He offered other means whereby the applicant could accommodate the Hispanic community as well as other individuals within that community with their financial needs.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:06– 9:14)

**2-3274**

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 52 – SUP-4442

**CONDITIONS:**

Planning and Development

1. The parking lot shall be re-stripped so as to provide one van accessible handicap parking space.
2. Conformance to all minimum requirements under Title 19.04.050 for the Financial Institution, Specified and Auto Title Loan uses.
3. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
4. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4444 - APPLICANT: CASH BACK PAYDAY LOANS - OWNER: FARLEY M. ANDERSON, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY AND A SEPARATION OF 280 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE on the north side of Lake Mead Boulevard, between James Bilbray Drive and Torrey Pines Drive (APN: 138-23-201-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

**IF APPROVED: C.C.: 07/21/04**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – DENIAL – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVE CLAPSADDLE, Planning and Development, stated that the application meets the minimum square footage for this type of use but not the distance separation standards.



PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 53 – SUP-4444

**MINUTES – Continued:**

HAROLD FOSTER, 3230 Polaris Avenue, appeared on behalf of the applicant. Using the overhead, MR. FOSTER gave an overview of the proposed project. The signage will be on the east side of the proposed project. He pointed out two other businesses that have signage within this area, which have signs that are somewhat set back from the front of the building. He also stated that the proposed signage is minimal in terms of the elevations of the buildings. There would be street landscaping along the north side of the property and along the front of the property, as well as, a block wall. The applicant felt that the traffic would not increase much, as there are many check cashing institutions in the City. In addition, there are sufficient parking spaces within the shopping center.

COMMISSIONER GOYNES commented that there are already two existing financial institutions on the next corner, and his concern again is saturation. Referencing the new ordinance, COMMISSIONER GOYNES stated he would not support this application. COMMISSIONER McSWAIN concurred but complimented the applicant on the quality of the proposed signage.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:14– 9:22)  
2-3795

**CONDITIONS:**

Planning and Development

1. Conformance to Rezoning ZON-3060, Site Development Plan Review SDR-3062 and Variance VAR-4193.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3060, Site Development Plan Review SDR-3062, and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW – PUBLIC HEARING - SDR-4390 - APPLICANT: NEVADA LEGAL NEWS - OWNER: EL GRAN PATRON, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a WAIVER OF LANDSCAPING REQUIREMENTS FOR A PARKING LOT EXPANSION on 0.48 acres at 930 South 4th Street (APN: 139-34-410-252), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).**

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS**

**This is Final Action**

NOTE: Chairman Truesdell disclosed that he owns a piece of property south of the Notification area, and it is not within the Notification area so he will be voting on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated that the proposed development is consistent with the General Plan, Title 19 and the Downtown Centennial Plan. This proposed project would be an asset to the neighborhood.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 54 – SDR-4390

**MINUTES – Continued:**

JASON HUFFER, Minute Managing Member for El Gran Patron, concurred with staff's recommendations and conditions.

MR. WALTON verified for COMMISSIONER McSWAIN that the project is an expansion of the existing parking lot. MR. HUFFER added that the existing lot is a dirt lot, and the applicant is adding additional landscaping and will install appropriate fencing. COMMISSIONER McSWAIN suggested having parking garages and not parking lots, which would give the downtown area more density. MARGO WHEELER, Planning and Development, responded that there is an existing two-story building on the corner of Coolidge Avenue and Casino Center Drive. This proposed project will be an improvement to the dirt lot. In addition, contrary to other applications, this existing dirt lot is already servicing the two-story building, which does not have sufficient parking. MR. HUFFER informed COMMISSIONER McSWAIN that the parking is intended for their office, Nevada Legal News, and not so much for public use.

CHAIRMAN TRUESDELL commented that the applicant spent a significant amount of money in upgrading the lot to a two-story parking lot.

MS. WHEELER informed COMMISSIONER STEINMAN that the total number of trees will exceed what is required by Code; however, the applicant is only providing a four feet buffer and not an eight-foot buffer per Code. Staff felt that this is acceptable because the exchange is the amount of parking spaces the applicant is providing.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(9:22– 9:28)

**3-340**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, dated 07/21/04, except as amended by conditions herein.
3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. The use of turf shall be limited to 12.5% of the overall landscape buffer area. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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Planning and Development Department  
Item 54 – SDR-4390

**CONDITIONS – Continued:**

4. A 42” high decorative screen fence shall be installed at the front yard setback along Fourth Street in accordance with Graphic 5 of the Downtown Centennial Plan.
5. The parking canopy shall comply with the setback requirements for accessory structures.
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall be in conformance with the colors and materials of the principal building. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
7. The trash enclosure shall have a gated opening and a solid roof in accordance with Title 19.08, and shall be fully screened in views from abutting properties.
8. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council.
9. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards concurrent with development of this site.
11. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4454 - APPLICANT/OWNER: MAKENZIE CORPORATION** - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Streetscape Requirements FOR AN 8 UNIT APARTMENT BUILDING on 0.17 acres at 231 West Philadelphia Avenue (APN: 162-04-710-108), R-4 (High Density Residential) Zone, Ward 1 (Moncrief).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED** subject to conditions and amending the following condition:

3. *Two additional parking spaces shall be provided on the property, located in the front yard setback area, and taking direct access from Philadelphia Avenue.*

– Motion carried with GOYNES voting No

**This is Final Action**

NOTE: Chairman Truesdell pointed out that he owns a piece of property located on Sahara and Paradise, which is not within the Notification area, so he will be voting on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated that a Waiver is required for the proposed streetscape treatment due to the residential character of the street and the configuration of the existing sidewalk. The number of provided parking spaces is less than the minimum that has been approved for other residential areas in the Downtown Centennial area, so the deficiency

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 55 – SDR-4454

**MINUTES – Continued:**

may have an adverse impact on the other adjacent properties. Staff would also like to amend Condition 3. MARGO WHEELER, Planning and Development, stated that the applicant is proposing to add two additional parking spaces in the front of the building, and the access would be from Philadelphia. This would provide a total of seven parking spaces. The landscaping buffer to the east of the project will still remain.

LES TRAVIS, Gary Guy Wilson Architects, and MR. WILSON appeared on behalf of the applicant. MR. TRAVIS stated that this development would enhance and benefit the overall area. COMMISSIONER STEINMAN concurred.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:28– 9:31)

**3-512**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, dated 06/24/04, except as amended by conditions herein.
3. A minimum of one parking space shall be provided for each unit. Parking spaces shall not be located in the front yard setback area.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum of four five-gallon shrubs for each tree within provided planters.
5. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A waiver from the Downtown Centennial Plan streetscape requirement is hereby approved in order to allow the existing five-foot sidewalk along the curb, with deciduous street trees located in the front yard setback area as shown on the submitted plan.

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**CONDITIONS – Continued:**

8. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - TEXT AMENDMENT - TXT-4429 - PUBLIC HEARING - CITY OF LAS VEGAS** - Discussion and possible action to Amend Title 19.04.040 to allow the keeping of two horses on residential lots with a minimum net area of 18,000 square feet.

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff has NO RECOMMENDATION.

**BACKUP DOCUMENTATION:**

1. Location Map - Not Applicable
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS**

**This item will be forwarded to City Council in Ordinance Form.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the Code currently allows horses on lots zoned as RA and RE that have a minimum square footage of 20,000. This application is proposing to allow the keeping of two horses on residential lots with a minimum net area of 18,000 square feet. Staff felt that this application is substantial because there are rural lifestyles that needs to be maintained in this City.

COMMISSIONER EVANS recalled this item was previously held in abeyance and CHAIRMAN TRUESDELL'S concern for what affect this application would have on existing developed areas. MARGO WHEELER, Planning and Development, clarified for COMMISSIONER McSWAIN that staff surveyed areas south of Cheyenne Avenue and found



that there were only four RD lots. So, there are very few lots that would be affected by this application.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 56 – TXT-4429

**MINUTES – Continued:**

CHAIRMAN TRUESDELL pointed out that the Ordinance included R1 lots, which was an error. This application would only pertain to RD lots.

COMMISSIONER McSWAIN expressed her concern for communities within the same development that have smaller lots on one side and larger lots on the other side and what impact this may have for those residents who would not expect this situation to ever occur in their community. She suggested adding verbiage in the Ordinance that would address other issues, such as the size of the community and the number of lots within a subdivision. MS. WHEELER replied that a majority of the projects staff reviews are RPD, which gives the Commission the opportunity to place any conditions or restrictions on these applications that they may deem necessary. DEPUTY CITY ATTORNEY BRYAN SCOTT added that most of the subdivisions have homeowner's associations, where the keeping of horses would not be allowed.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:31– 9:37)

**3-625**

**CONDITIONS:**

1. Title 19.04.040 shall be amended as follows:

HORSE CORRAL OR STABLE (PRIVATE) [U, R-A, R-E, R-D, R-1]

Add a new base condition number 5 to read as follows:

5. In the R-D and R-1 districts, no more than two horses may be stabled on lots with a minimum net lot size of 18,500 square feet. All setback standards of conditions 1 through 3 shall be met.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**ACTING DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**TEXT AMENDMENT - PUBLIC HEARING - TXT-4588 - CITY OF LAS VEGAS -**  
Discussion and possible action to amend the Town Center Development Standards to allow Banks/Financial Institutions (With Drive-Through) in the UC-TC [Urban Center Mixed-Use (Town Center)] District and to add Auto Dealer Inventory Storage to the list of permitted uses.

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map - Not Applicable
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** subject to conditions and deleting the “*Auto Dealer Inventory Storage*” heading on Condition 3.2 – Motion carried with EVANS voting No

NOTE: An initial motion by STEINMAN for approval with amended condition failed with TRUESDELL, GOYNES, McSWAIN and EVANS voting No.

**This item will be forwarded to City Council in Ordinance Form.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated that this application is a request to amend the Town Center Development Standards to allow banks/financial institutions with drive-throughs in the Urban Center Mixed-Use Town Center area to add Auto Dealer Inventory Storage to the list of permitted uses.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 57 – TXT-4588

**MINUTES – Continued:**

COMMISSIONER STEINMAN expressed a concern about lighting issues relative to the proposed project and adjoining financial institutions that have drive-through areas. He questioned there may be a potential issue with the financial institutions that have drive-through ATM areas, which are over lit due to security reasons. MS. WHEELER replied that lighting is addressed in Condition 3; however, this particular concern could be addressed in this Condition.

CHAIRMAN TRUESDELL expressed his concern for allowing the Auto Dealer Storage as a permitted use. There have been many issues along Sahara and Decatur, where the property owners do not abide by the standards for these storage lots. He opposed to using Town Center land for vehicle storage. DAVID CLAPSADDLE, Planning and Development, concurred with MS. WHEELER that any applications of such would still require a Special Use Permit, which would be a Public Hearing. In addition, the Commission would still have the discretion to deny the application if it is not compatible. CHAIRMAN TRUESDELL referenced Jean/Sloan, Nevada as an area that has lots with vehicles fenced in and lacking landscaping.

COMMISSIONER McSWAIN commented that the issue here is not so much compatibility, but more so what is being used on these vacant portions. In reviewing Special Use Permits, MR. CLAPSADDLE replied that compatibility is a factor, in addition to, reviewing the project to see if it is a proper land use for that particular site. MR. CLAPSADDLE responded to CHAIRMAN TRUESDELL and stated that without a standard in the Code, it is easier for applications such as this to be approved; however, having standards in the Code would assist in preventing this from happening.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:37– 9:45)

**3-830**

**CONDITIONS:**

Planning and Development

1. The Permitted Uses Matrix, as contained in Section B(2) of the Town Center Development Standards Manual, is hereby amended as follows:

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
Planning and Development Department  
Item 57 – TXT-4588

**CONDITIONS – Continued:**

COMMERCIAL USES	General Commercial T-C	Service Commercial T-C	Urban Cntr. Mixed Use T-C	Suburban Mixed Use T-C	Main St. Mixed Use T-C	Employ Cntr. Mixed Use T-C	Low Density T-C	Med- Low Density	Med-Low Attached	Medium Density T-C	Public Facilities T-C
<u>Auto Dealer</u> <u>Inventory Storage</u>	<u>S</u>					<u>S</u>					
<u>Auto Title Loan</u>	<u>S</u>	<u>S</u>									
<u>Financial</u> <u>Institution</u> <u>Specified</u>	<u>S</u>	<u>S</u>									
Banks/Financial Institutions_ <u>General</u> (without Drive-Through)	P	P	P	P	P	P					
Banks/Financial Institutions_ <u>General</u> (with Drive-Through)	P	P	<u>C</u>	P		P					

2. Section B(3-B), “Conditions,” of the Town Center Development Standards Manual, is hereby amended to include the following:

4) Financial Institution, General with Drive-Through

- a. The principal building shall be located at the front setback line in accordance with the applicable setback requirements, with the drive-through facility located to the side or the rear of the principal building.
- b. The drive-through facility shall be screened by the principal building or landscaping from the adjacent rights-of-way. Decorative walls, landscaped berms, continuous vegetation or any combination thereof shall be utilized to screen the facility from view. The screening shall have a minimum height of three feet above finished grade at the rear of the setback area.
- c. The drive-through facility shall not be located within 330 feet of any single-family detached dwelling.

*(All following conditions shall be renumbered accordingly)*

3. Section B(4-B), “Minimum Requirements,” of the Town Center Development Standards Manual, is hereby amended to include the following:

- a. All areas used for the parking or storage of vehicles shall be paved.

PLANNING COMMISSION MEETING OF JUNE 24, 2004  
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Item 57 – TXT-4588

**CONDITIONS – Continued:**

- b. The inventory storage area shall be screened from abutting properties and adjacent rights-of-way by a decorative screen wall. The wall shall have a minimum height of six feet, and shall be constructed in accordance with Chapter D, Section 2, subsection A of these standards. In addition to the screen wall, landscape buffers shall be provided at the perimeter of the inventory storage area in accordance with LVMC 19.12.
- c. Parking lot landscaping within the inventory storage area shall be provided in accordance with Chapter D, Section 2, subsection B(7) of these standards.
- d. Lighting shall be shielded from adjacent properties.
- e. The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site. For commercial sites 15 acres or greater in size, the use may occupy up to 50 percent of the parking area that is provided in excess of required parking for other uses. For purposes of this Paragraph, the amount of required parking shall be calculated in accordance with the current standards set forth in LVMC 19.10.
- f. The use shall not be located within 330 feet of any single-family detached dwelling.

*(The requirements that follow shall be renumbered accordingly)*

7) Auto Title Loan

- a. Auto Title Loan businesses shall comply with the requirements as described in LVMC 19.04.050 and any subsequent amendments.

*(The requirements that follow shall be renumbered accordingly)*

21) Financial Institution, Specified

- a. Financial Institutions, Specified shall comply with the requirements as described in LVMC 19.04.050 and any subsequent amendments.

*(The requirements that follow shall be renumbered accordingly)*



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: JUNE 24, 2004**

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

**MINUTES:**

CHAIRMAN TRUESDELL stated due to recent events, this meeting was his last one as Chairman of the Planning Commission. He thanked staff and members of the Council for all their support over the past several years as he served on this Commission. He introduced his wife (Trish) and his two daughters (Melissa and Stacey), who were present at the meeting. In addition, he thanked BOB GENZER for his long-term friendship and hopes to work with him in the future.

MARGO WHEELER, Planning and Development, thanked CHAIRMAN TRUESDELL for his service on the Commission.

VICE CHAIRMAN NIGRO, along with COMMISSIONERS GOYNES, EVANS, and McSWAIN, thanked CHAIRMAN TRUESDELL for his committed service while on this Commission, as he will be missed.

COMMISSIONER GOYNES was impressed with his family values and genuine friendship. He commended CHAIRMAN TRUESDELL on a job well done.

COMMISSIONER McSWAIN added that the community was able to tap into a resource, such as the Chairman has been for the community and the Commission. She learned much from CHAIRMAN TRUESDELL and admired his diligence and attention to issues.

VICE CHAIRMAN NIGRO stated this City has been a better place because of the time CHAIRMAN TRUESDELL has volunteered in his position as Chairman and then recently running for public office.

(9:45– 9:48)  
**3-1108**

**MEETING ADJOURNED AT 9:48 P.M.**  
**PLANNING COMMISSION MEETING OF JUNE 24, 2004**



Planning and Development Department  
Citizens Participation

Respectfully submitted:

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ARLENE COLEMAN, DEPUTY CITY CLERK

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STACEY CAMPBELL, DEPUTY CITY CLERK